



43 PINSLEY ROAD

LONG HANBOROUGH OX29 8JQ



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Breckon & Breckon
est.1947

GUIDE PRICE £400,000



Enjoying a prime position in this popular village, an extended and beautifully presented family home situated within easy reach of shops, eateries and the well-regarded primary school. This well laid out family home offers spacious accommodation across two floors including a fabulous contemporary fitted kitchen with an excellent range of units, integrated appliances, Belfast sink, and island. There is ample room for family dining overlooking the garden. The sitting room is an excellent space for family relaxing with a super woodburning stove creating a cosy ambience. Doors lead out to the patio and the rear garden beyond. The hall, WC, and utility room complete the wonderful ground floor picture. To the first floor the principal bedroom is an excellent size with two further bedrooms and modern bathroom.

The generous rear garden is south facing and is planted with a host of flowers and shrubs, set around a good size area of lawn. The sunny patio is an ideal spot to enjoy some alfresco dining.

AGENTS COMMENT

A wonderful opportunity to enjoy village life yet just a short distance from both Witney and Woodstock with the added benefit of a nearby London rail link.

 **3**  **2**  **1**

 **Delightful**





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OX28 6BB

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e: witney@breckon.co.uk

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t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

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t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
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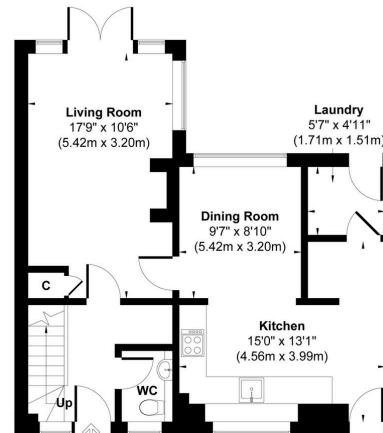
Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Approximate Gross Internal Area 103.54 sq.m / 1114 sq.ft



First Floor



Ground Floor

Illustration for identification purpose only, measurements approximate and not to scale.

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

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Land Team

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e: land@breckon.co.uk

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Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



John Bower Local Director

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Council Tax

Band C £2,241.73

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