



# 22 PITTICK CLOSE

LONG HANBOROUGH OX29 8FU



# 22 Pittick Close

Long Hanborough OX29 8FU

Breckon & Breckon  
est. 1947

**GUIDE PRICE £365,000**



Enjoying a prime position in this popular village, an attractive home offering superb, light and airy living space across two floors. Beautifully presented throughout this splendid property offers a fabulous sitting room providing a lovely space to relax, and contemporary fitted kitchen/dining room. The kitchen is equipped with an excellent range of units and built-in appliances. Natural light fills the interior, highlighting the tasteful décor and attention to detail throughout. The WC completes the ground floor picture.

Externally, there is private parking to the rear with a pedestrian gate from the garden. Escape the bustle of daily life in the delightful, low-maintenance garden; a great space for alfresco entertaining. A fabulous home nestled in this thriving village close to both the market town of Witney and the historic town of Woodstock. The house is ideally situated for a main London/Paddington rail link, making travel to the city both quick and straightforward.

## AGENTS COMMENT

*A fabulous opportunity to enjoy village life at its very best yet within easy reach of road and rail travel.*

 **2**  **1**  **2**

 **Enclosed**





**Every office** has access to **every buyer** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

## Witney Sales

10 Market Square  
Witney Oxfordshire  
OX28 6BB

t: 01993 776 775  
e: witney@breckon.co.uk

**Pittick Close, Long Hanborough OX29 8FU**  
Approximate Gross Internal Area 78.20 sq.m / 842 sq.ft

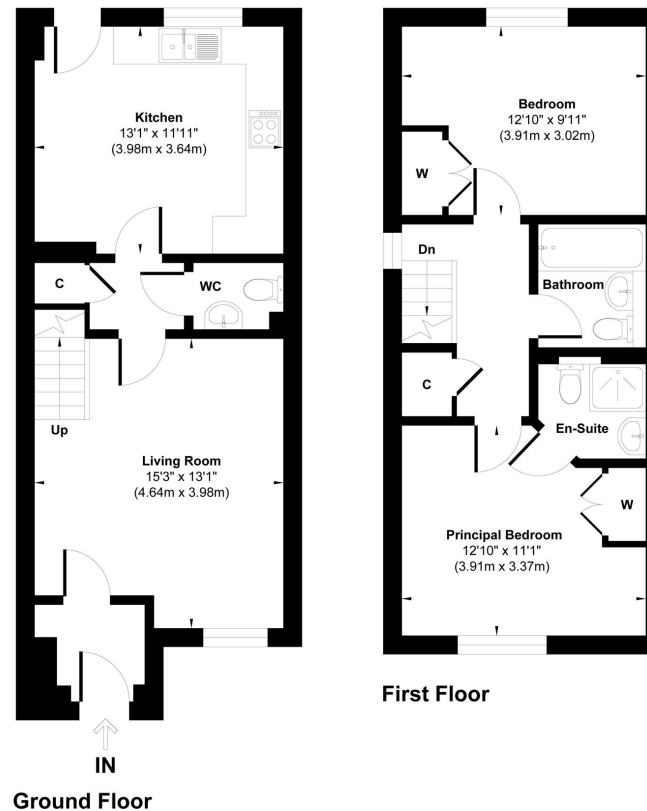


Illustration for identification purpose only, measurements approximate and not to scale.

**Summertown**  
t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: summertown@breckon.co.uk

**Oxford City Centre**  
t: 01865 244 735 (sales)  
t: 01865 20 1111 (letting)  
e: post@breckon.co.uk

**Headington**  
t: 01865 750 200 (sales)  
t: 01865 763 999 (letting)  
e: headington@breckon.co.uk

**Abingdon-on-Thames**  
t: 01235 550 550 (sales)  
t: 01235 554 040 (letting)  
e: abingdon@breckon.co.uk

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

**Bicester**  
t: 01869 242 423 (sales & letting)  
e: bicester@breckon.co.uk

**New Homes**  
t: 01865 261 222  
e: newhomes@breckon.co.uk

**Land Team**  
t: 01865 558 999  
e: land@breckon.co.uk

**Letting and Property Management**  
t: 01865 20 1111  
e: lettings@breckon.co.uk

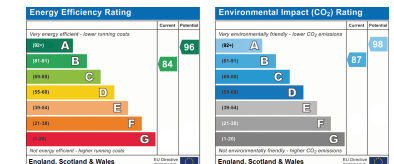
**Creative Department**  
t: 01865 310 300  
e: creative@breckon.co.uk

**Bespoke by Breckon**  
t: 01865 765 555  
e: bespoke@breckon.co.uk



**John Bouwer** Local Director

For an **up-to-date** valuation, please call me, I'd love to **help** you move.



**Council Tax**  
Band C - £2,241.73

**IMPORTANT NOTICE:** These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor with property, heating systems to ensure the accuracy of the floor plans contained here. Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

