

81 MILLWOOD END

LONG HANBOROUGH OX29 8BP

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Nicely positioned in the heart of this desirable village with its range of shops and mainline rail link to London/Paddington, this detached family home is being sold with no onward chain. Offering 2,293 sq ft of light-filled living space across two floors alongside a generous garden, this is a wonderful opportunity to enjoy village life at its very best. The ground floor features a welcoming entrance hall with WC just off. There is a large dual-aspect sitting room with fireplace which flows through to a dining room with large windows overlooking the garden. There is a modern kitchen, super conservatory, and further reception room.

The delightful and mature generous garden wraps around the property. Whilst this wonderful family home would benefit from a degree of updating, it is an opportunity for the new owners to create a home tailored to their taste and lifestyle.

GUIDE PRICE

£675,000

 **3**

 **4**

 **2**

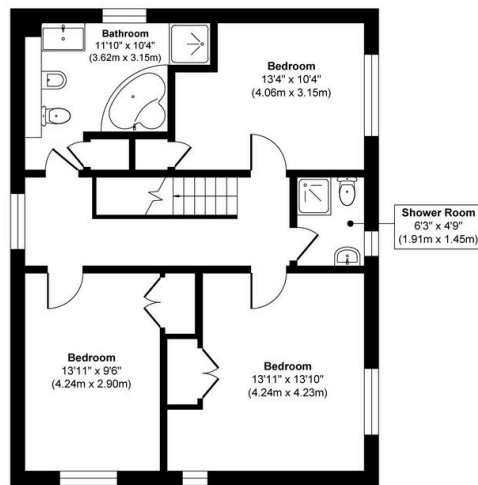

Generous



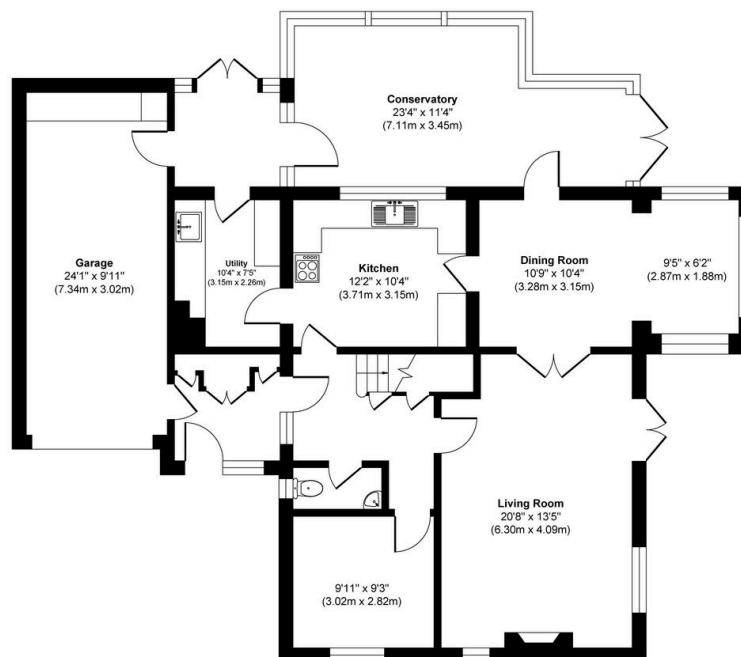


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Approximate Gross Internal Area 213.02 sq.m / 2293 sq.ft



First Floor
Approximate Floor Area
752 sq.ft
(69.86 sq.m)



Ground Floor
Approximate Floor Area
1541 sq.ft
(143.16 sq.m)

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

Council Tax:

Band F - £3,642.81

Parking:

Gated driveway and parking

Local Authority:

West Oxfordshire District Council



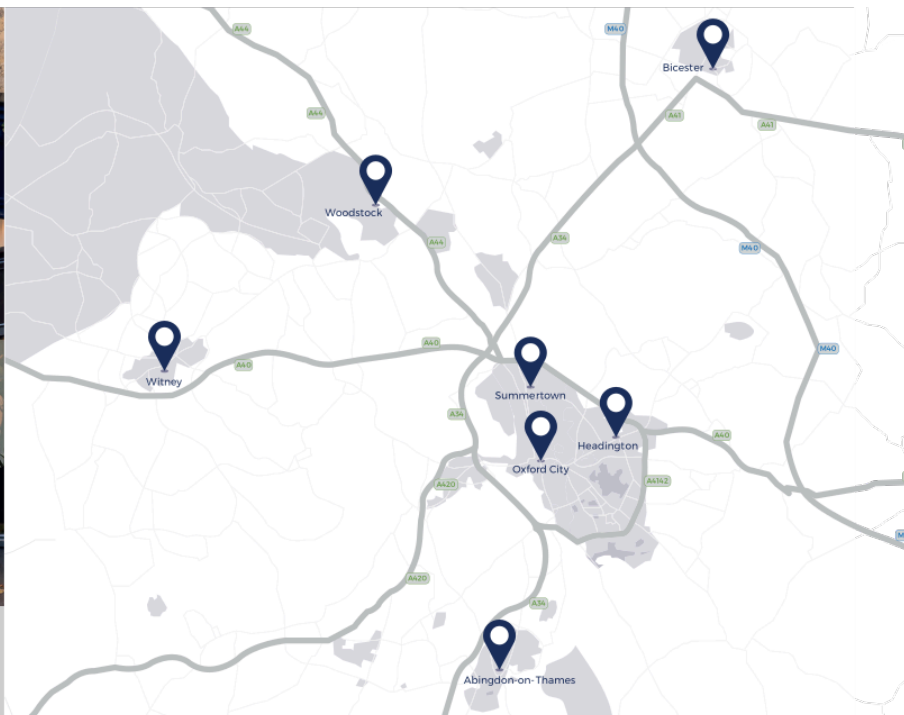
LOCATION

Long Hanborough is the epitome of village living with just enough day-to-day amenities, nearby schooling yet within a short drive of both Woodstock and the vibrant town of Witney. The village is well positioned in the triangle between Witney, Oxford and Woodstock. Its facilities include a primary school, doctors surgery, pharmacy, dentist, Co-op store with late night opening hours, post office, hairdressers, two public houses, petrol station and garage. The village is well placed for access to major routes including the A40 and A44. Local secondary schools include Bartholomew School in Eynsham and Marlborough School in Woodstock. There are local, daily bus services to Witney, Woodstock and Oxford. Woodstock 3 miles, Witney 6 miles, Oxford 9 miles.



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