



THE OLD SCHOOL HOUSE

89 MAIN ROAD, LONG HANBOROUGH OX29 8JX



The Old School House

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Set in the highly desirable village of Long Hanborough, this striking and beautifully converted former infant school offers a rare blend of period character and contemporary family living. Dating back to 1879 and close to the heart of the village, the property enjoys access to beautiful countryside walks, a thriving local community, village shops and a convenient rail link to London Paddington. The accommodation includes an impressive kitchen/ dining/family room and a superb 39' sitting room with a striking stone fireplace, wood-burning stove, oak beams, and an exceptional vaulted ceiling. This generous and versatile room provides an inviting space for relaxation, with ample room for more formal dining and entertaining. A galleried landing with balcony, exposed beams, countryside views are just a few of the delights this intriguing property has to offer.

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 **3**

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GUIDE PRICE

£800,000



**Private
Courtyard**





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Approximate Gross Internal Area 270.31 sq.m / 2910 sq.ft

Garage Area 35.10 sq.m / 378 sq.ft

Total Area 305.41 sq.m / 3288 sq.ft

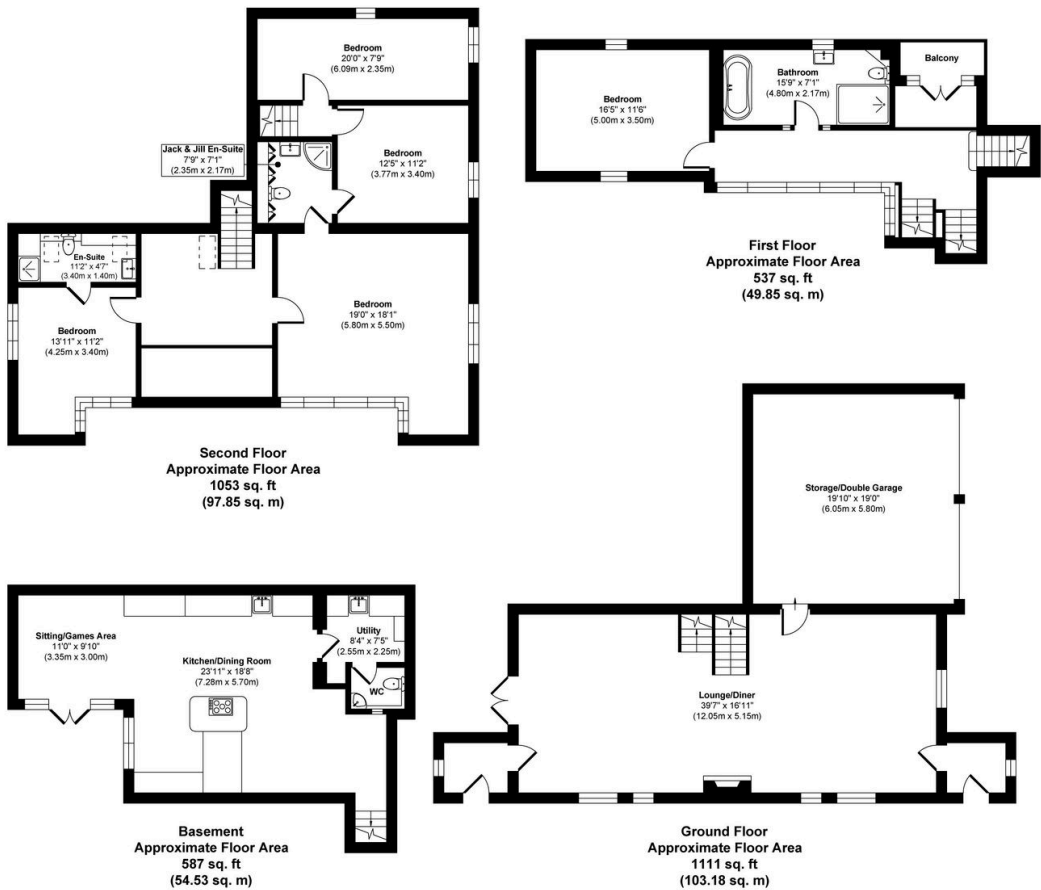
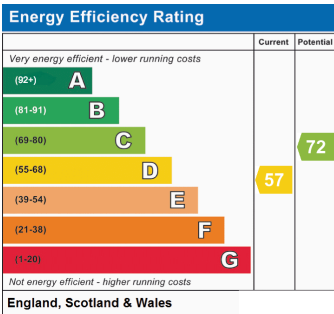


Illustration for identification purpose only, measurements are approximate not to scale.

Council Tax:
Band G - £4,203.25

Parking:
Gated Driveway & Double Garage

Local Authority:
West Oxfordshire District Council



LOCATION

Long Hanborough is well positioned in the triangle between Witney, Oxford and Woodstock. Its facilities include a railway station with a regular service to Oxford and London Paddington, a well-regarded primary school, doctors surgery and 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. Soho Farmhouse, Estelle Manor and Daylesford are all within easy reach.



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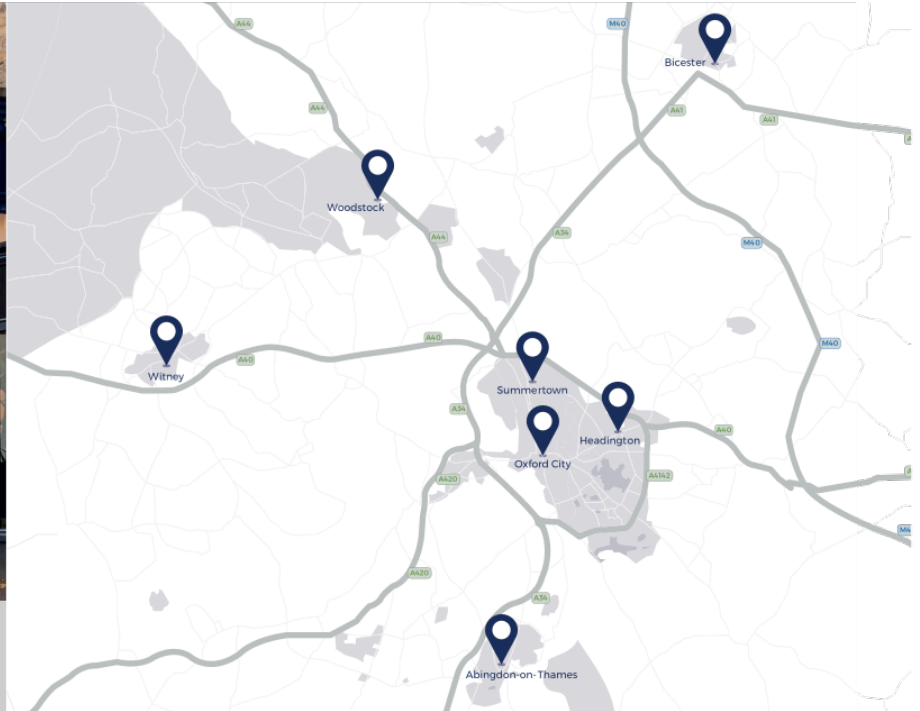
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