

41A CHURCH ROAD

LONG HANBOROUGH OX29 8JE

41a Church Road

Long Hanborough OX29 8JE

Breckon & Breckon est.1947

GUIDE PRICE £360,000



Close to the centre of this popular village with its range of shops, excellent school and mainline rail station, this attractive family home is one not to miss. The ground floor accommodation includes a light-filled sitting room that catches the afternoon sun creating a fine place for family relaxing. Without a doubt, the hub of the home is the extended kitchen/dining room with vaulted ceiling. Fitted with an excellent range of modern units, ample worktop space and integrated appliances, there is ample room for both cooking and dining. The utility area and WC completes the ground floor.

Externally, the rear garden is laid mainly to lawn with a generous garden area to the front. The driveway provides private parking for two vehicles. Additional benefits include an air source heat pump, part boarded loft with ladder, and electric car charging point. A garden building has light and power offering a great home office space.

AGENTS COMMENT

Long Hanborough offers a range of shops and eateries plus a primary school. There are bus links to Witney/Woodstock and a main line rail link to London/Paddington

2 | 1 | 2

Enclosed Front & Rear













Breckon & Breckon
est.1947



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

41A Church Road Long Hanborough OX29 8JE

Approximate Gross Internal Area
Main House = 97.6 sq m / 1052 sq ft
Outbuilding = 5.1 sq m / 56 sq ft
Total = 102.7 sq m / 1108 sq ft

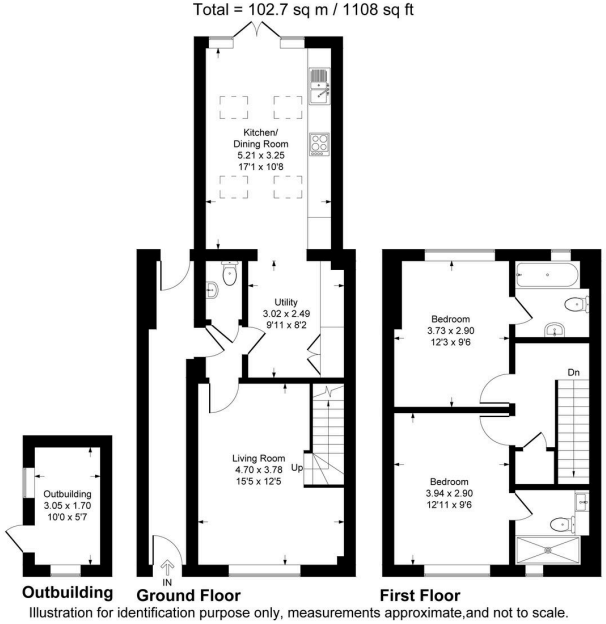


Illustration for identification purpose only, measurements approximate,and not to scale.



John Bouwer *Local Director*

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

BRITISH PROPERTY AWARDS 2023 ★★★★★ GOLD WINNER ESTATE AGENT IN WITNEY

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN WITNEY

BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN WITNEY



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 varification from their survices corner with property, heating systems at 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.

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

naea propertymark PROTECTED

EST. 1947 breckon.co.uk