



GRANT FRASER  
TOWN & COUNTRY



The Gables, 42a Witney Road, Long Hanborough, Witney, Oxfordshire, OX29 8BJ  
Guide price £650,000



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Located in the picturesque village of Long Hanborough, this impressive detached house was built in 1999, offering a generous 2,035 square feet of living space, making it an ideal family home.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The property also features a study, perfect for those who work from home or require a quiet space for reading. The well-appointed kitchen is complemented by a utility room and a cloakroom, adding to the convenience of daily living.

The house comprises four bedrooms, bedroom one benefiting from an en-suite. A generous main bathroom serves the remaining bedrooms. The property is equipped with a replacement Worcester boiler and a unvented hot water tank, ensuring efficient heating and hot water supply.

Set in the rolling countryside on the edge of The Cotswolds, this home is surrounded by natural beauty, offering a tranquil lifestyle while still being close to local amenities. The village boasts primary schools, a Coop supermarket, charming pubs, a café, and food takeaway options, catering to all your daily needs. For those commuting, Witney is just three miles away, while the vibrant city of Oxford is a mere 15 miles from your doorstep. Additionally, the village train station provides convenient links to London Paddington, making this location ideal for both work and leisure.

## Description

Comprising entrance hallway, reception room, living room, kitchen, study, utility, cloakroom, four bedrooms, bathroom and en-suite. The entrance hallway has stairs with a galleried landing, doors lead off the hallway to all rooms bar the utility. The second reception is to the left of the entrance hallway and makes for a possible dining room, play room, second study or ground floor bedroom. The kitchen is to the rear overlooking the garden, a door leads through to the utility which has a further door to the garden. The living room has a feature fireplace, overlooks and has access to the garden. The study and cloakroom are also off the hallway with a door into the integral double garage. On the first floor bedroom one overlooks the garden, has a built in cupboard and generous en-suite. Bedroom two is also to the rear and has a built in cupboard. There are two further bedrooms to the front, generous main bathroom and a walk in airing cupboard housing the hot water tank.

Outside a hedgerow runs along the front boundary with an opening for the driveway, which offers space for a number of vehicles. There are planted mature borders and access to the rear garden. The garden is mainly laid to lawn with further mature borders and a selection of trees. A patio area spans the rear.

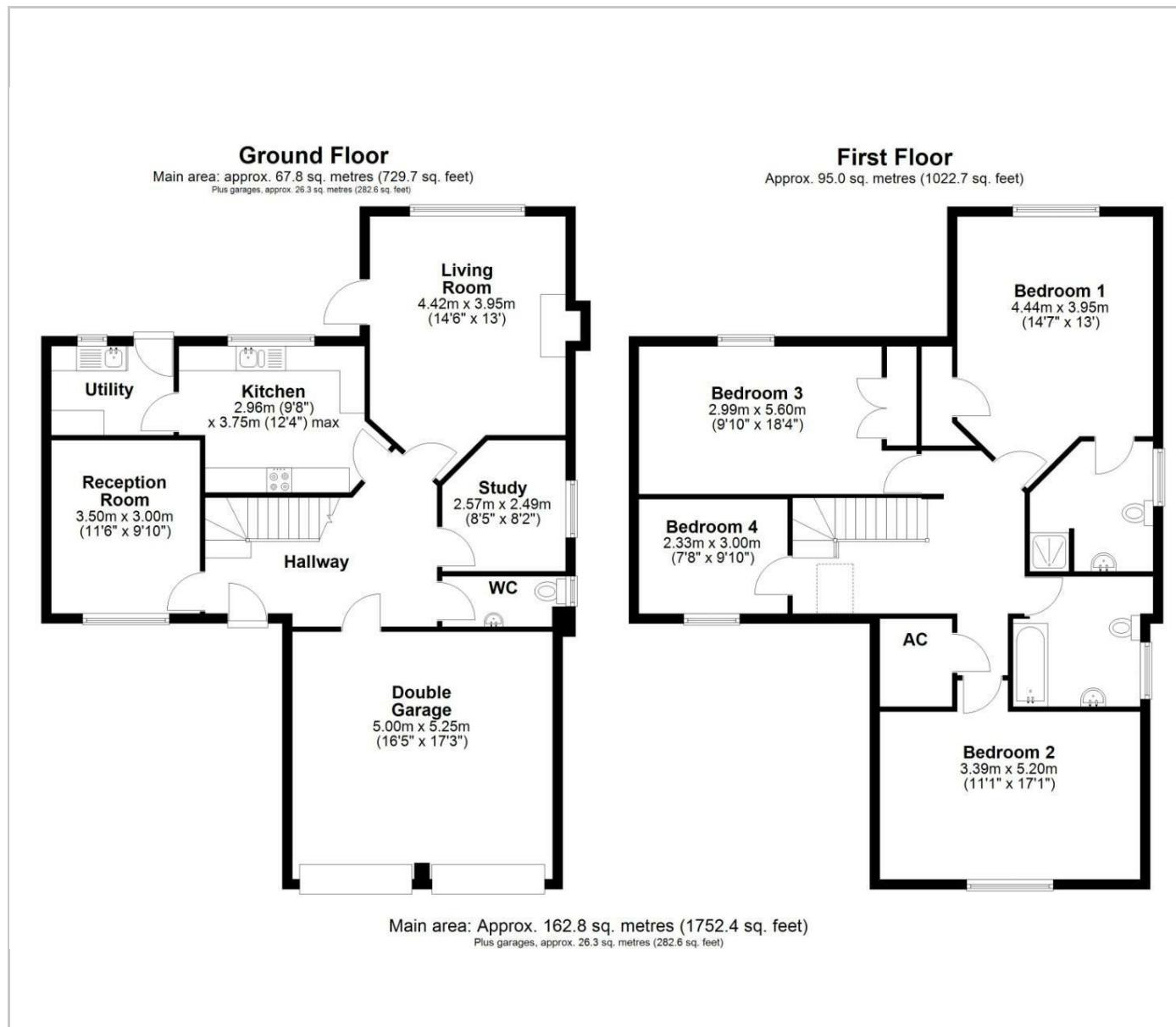
Services: we understand mains gas, electricity, water and sewage are connected to the property.

## Situation

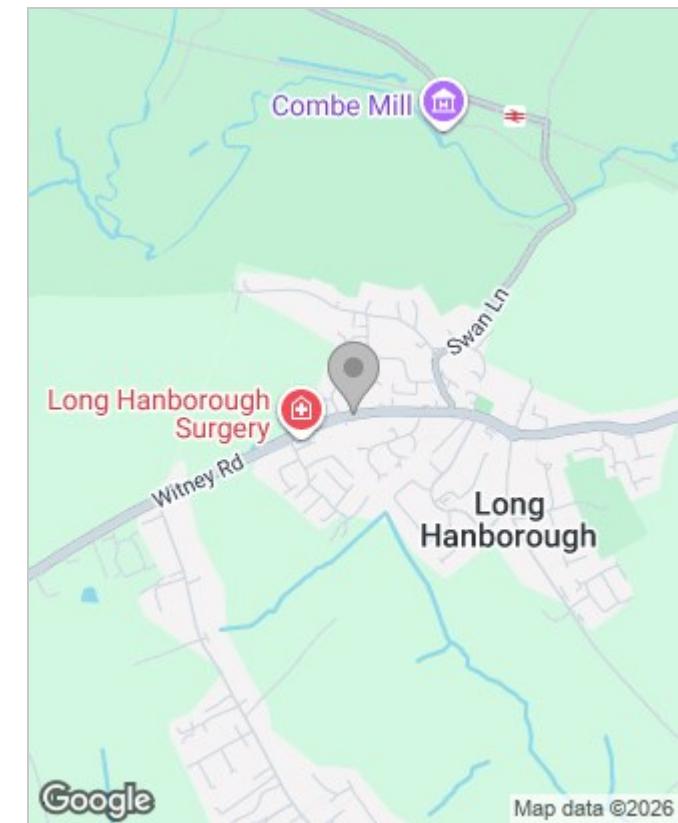
Long Hanborough is a small village (2,630 residents) situated on the edge of The Cotswolds, located around 4 miles to the east of Witney and 11.5 miles from Oxford city centre. Surrounded by rolling Oxfordshire countryside the village benefits from a couple of primary schools with other options within 3/4 miles along with Secondary schools. There is a good sized Coop supermarket, church, doctors, dentist, pharmacy, cafe and food takeaways. The nearby town of Witney providing all the further shops and amenities not met by the village. Further shopping and culture can be enjoyed in Oxford city centre and "Bicester Village" Designer Outlet shopping complex. Long Hanborough has its own train station linking to London Paddington via Oxford. The M40 motorway (also linking to London and the North) is 14 miles (around a 20 minute drive depending on traffic).



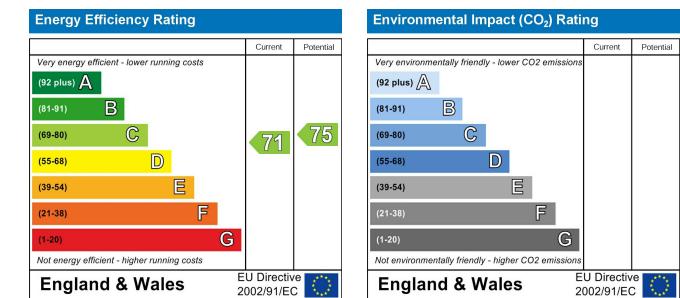
## Floor Plans



## Area Map



## Energy Performance Graph



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