



Olivers Close
Long Hanborough

Carter Jonas

2 OLIVERS CLOSE, LONG HANBOROUGH, OXFORDSHIRE OX29 8GL

Entrance hall, kitchen/breakfast room sitting/dining room, 4 bedrooms (1 en-suite), family bathroom. Garage, driveway

DESCRIPTION

Built in 2023 by Rectory Homes, this link-detached property provides comfortable family living with spacious, well-balanced accommodation throughout and a refined finish that blends style with practicality. Ideally located in the village of Long Hanborough, the property combines village charm with everyday convenience. It is within walking distance of the local railway station, shops and amenities, while also offering easy access to scenic countryside walks.

Arranged over two floors, the home offers generous and versatile living space. On the ground floor, there is a welcoming entrance hall with a cloakroom, a bright and sociable kitchen/breakfast room at the front, and a spacious sitting/dining room at the rear. This main living area enjoys an abundance of natural light, views over the garden, and direct access to the terrace, making it ideal for indoor-outdoor living.

The first floor comprises four double bedrooms, including a principal bedroom with an en-suite shower room, providing comfortable and flexible accommodation. A well-appointed family bathroom serves the remaining bedrooms.

OUTSIDE

The front of the property features a small garden and a driveway leading to the garage, which includes a door providing pedestrian access to the rear garden. There is also gated side access opening conveniently into the garden at the rear which is principally laid to lawn with a terrace leading off the sitting/dining room.

A 4 BEDROOM LINK-DETACHED MODERN HOME IDEALLY SITUATED IN THE DESIRABLE VILLAGE OF LONG HANBOROUGH A SHORT DISTANCE TO THE VILLAGE RAILWAY STATION, LOCAL AMENITIES AND ACCESS TO COUNTRYSIDE WALKS



Situation

Long Hanborough is a thriving West Oxfordshire village located between Witney and Woodstock, with an excellent range of local amenities, including a supermarket, post office, dentist, doctor's surgery, public houses, and a Church of England primary school. Oxford, Woodstock, and Witney offer further facilities and an excellent selection of state and independent schools.

Communications to the area are excellent, with a railway station in the village providing access to Oxford (approx. 10 minutes) and London Paddington (approx. 1 hour 5 minutes). The nearby A40 and A44 provide excellent links to the west. At the edge of the Cotswolds, the property is also within convenient reach of Chipping Norton, Burford, Soho Farmhouse, Daylesford Organic and Estelle Manor.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX29 8GL Services: All mains services are connected. Gas fired central heating.

Tenure: Freehold with vacant possession on completion.
Property Management Company: Current annual service charge for communal areas £395.

Local Authority: West Oxfordshire District Council
Council Tax: Band E

Broadband - according to Ofcom, ultrafast broadband is available.

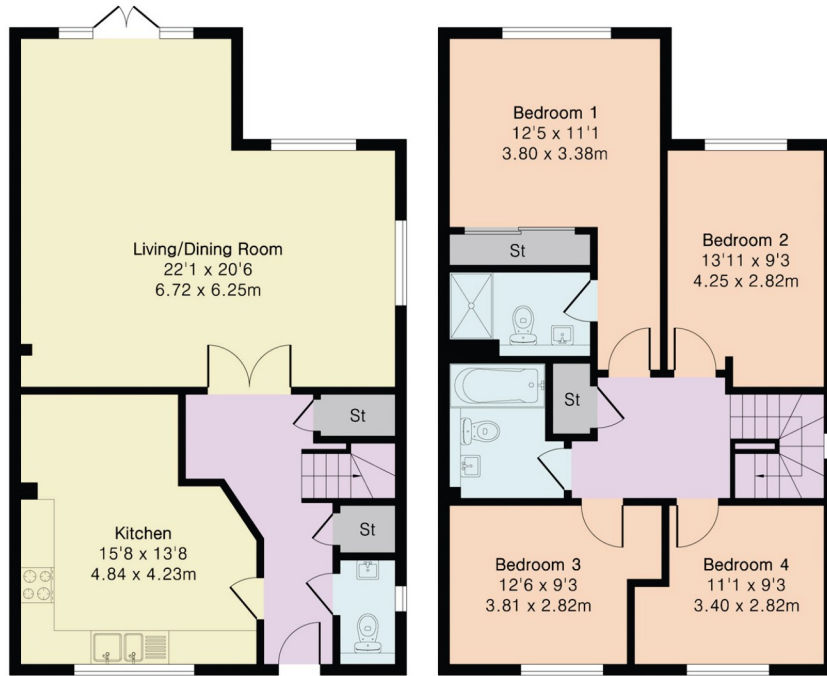
Mobile - According to Ofcom, there is likely to be outdoor and indoor coverage across all networks.



Approximate Gross Internal Area 1496 sq ft - 140 sq m

Ground Floor Area 748 sq ft – 70 sq m

First Floor Area 748 sq ft – 70 sq m



Ground Floor

First Floor



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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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