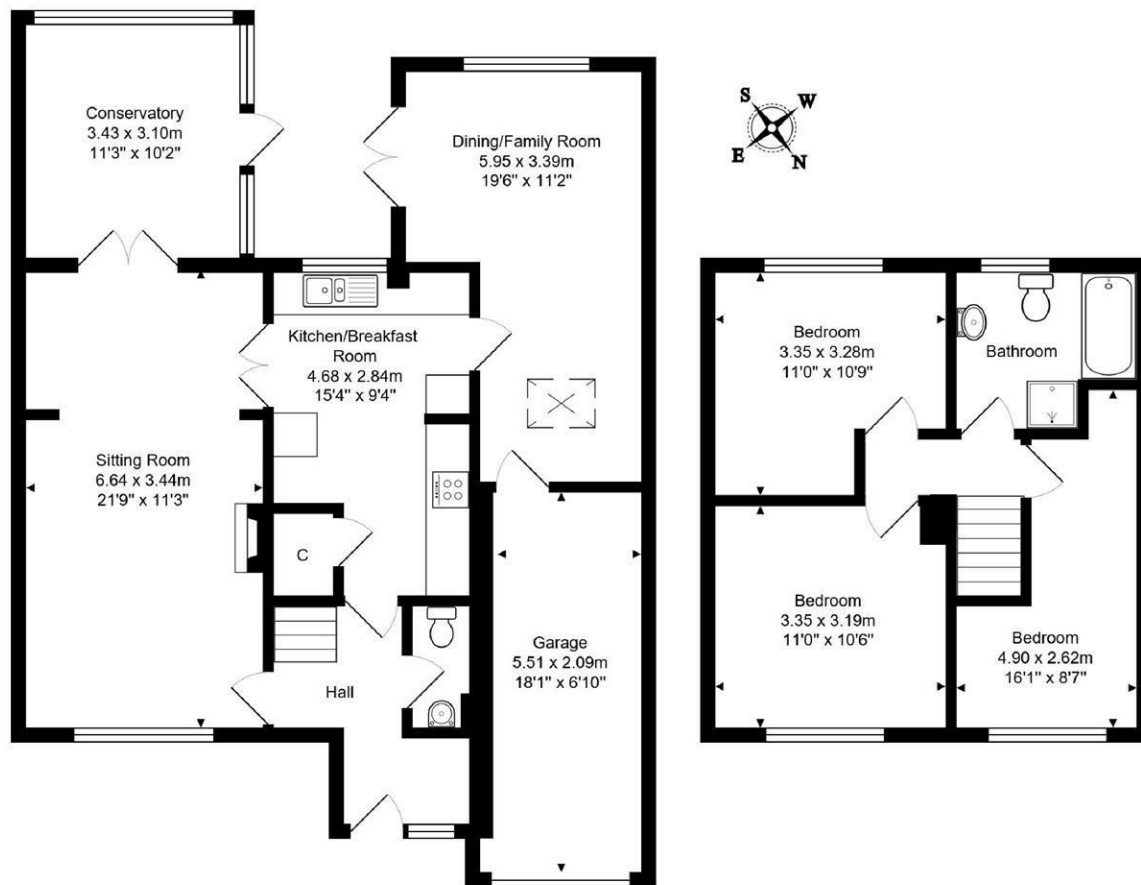




67, MILLWOOD END, LONG HANBOROUGH, OX29 8BP

FLOWERS   
ESTATE AGENTS





Total Area: 128.3 m<sup>2</sup> ... 1381 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.





## 67, Millwood End, Long Hanborough, OX29 8BP

Freehold

- Modern fitted kitchen
- Dining/family room
- Sitting room
- Open fire
- Hall, WC
- Conservatory
- 3 bedrooms
- Bathroom
- Gardens
- Garage, parking

A deceptively spacious, bright and airy 3 bedroom home which offers flexible ground floor living accommodation, charming gardens, garage and off street parking. Located along a no-through road, the property is set well back and has a feeling of great privacy with attractive views.

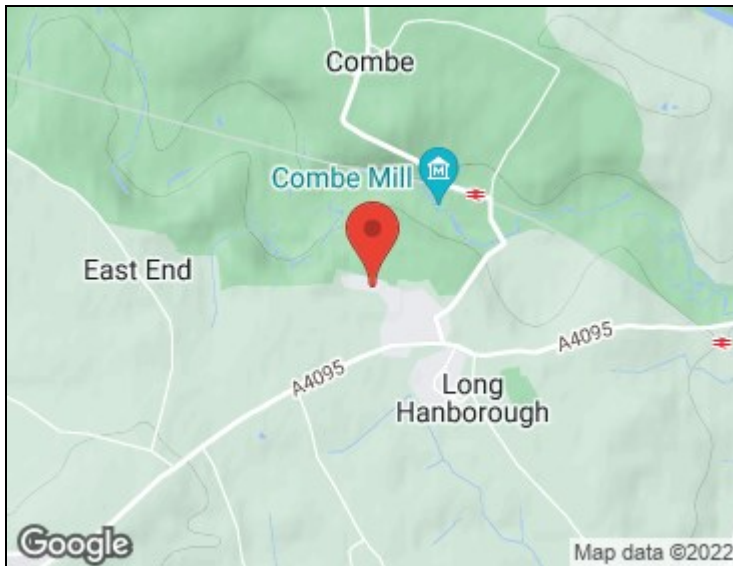
Accommodation comprises a large entrance hall with WC, modern fitted kitchen/breakfast room, a sitting room with open fire, a dining/family room (which has also lent itself to being used as a fourth bedroom in recent years) and conservatory.

Upstairs there are 3 bedrooms which are serviced by the family bathroom. Outside, a mature south facing rear garden over looks fields, and there is a well stocked front garden and garage with ample off street parking.



' BRIGHT AND SPACIOUS 3 BEDROOM HOME WITH  
CHARMING MATURE GARDENS, GARAGE AND  
PARKING '





## CONTACT

### Flowers Estate Agents

London House  
16 Oxford Street  
Woodstock  
OX20 1TS

01993 627766  
woodstock@flowersestateagents.com

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Area description.

Long Hanborough is a thriving village located between Woodstock and Witney c. 10 miles NW of Oxford. The village is well served with a good range of amenities including doctor's surgery, several shops, a church, two pubs, a garage and a primary school. Catchment for the Ofsted 'Excellent' rated Bartholomew Secondary School. Oxford is just 10 minutes away by train. The village is located above the Evenlode Valley and access to Blenheim Palace grounds is about a mile away in neighbouring Bladon giving delightful walks through to Woodstock.

**Local Authority:** West Oxfordshire District Council  
**Council Tax Band:** D

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

