



Millwood End, Long Hanborough, Oxfordshire

Carter Jonas

## **QUARRY HOUSE, 20 MILLWOOD END, LONG HANBOROUGH, OXFORDSHIRE OX29 8BX**

Entrance hall,  
Sitting room & study,  
Kitchen/dining/family room,  
Boot room, ground floor wet room.  
4 bedrooms (1 en-suite),  
Family bathroom

### **SITUATION AND LOCATION**

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.

### **DESCRIPTION**

This lovely double fronted period home enjoys an abundance of natural light and flexible accommodation along with many period features including fireplaces and the attractive feature of the original windows. The house has been extended to the rear to provide a spacious kitchen/dining/family room. There is also the potential to create further accommodation within the garage subject to the necessary consents, the first floor of which is currently used as a fitness and exercise area.

**A DOUBLE FRONTED PERIOD FAMILY HOME IDEALLY SITUATED IN A NO-THROUGH LANE IN THE DESIRABLE VILLAGE OF LONG HANBOROUGH A SHORT DISTANCE TO THE VILLAGE RAILWAY STATION AND COUNTRYSIDE WALKS**







The entrance to the house takes you into the spacious and inviting reception hall with stairs to the first floor. The two reception rooms arranged off the hall, both enjoy fireplaces, the larger of which has a log burner. The main living area is the kitchen/dining/sitting room, a fabulous space opening to the garden, perfect for everyday living and entertaining. A rear hall leading off the kitchen, with access to the cellar, provides a boot room and a wet room. The addition of the wet room has also provided the flexibility for the sitting room to become a fifth bedroom on the ground floor. At first floor level are four bedrooms, including the principal bedroom with walk in wardrobe and en-suite bathroom, and the family bathroom. The ensuite has the luxury of a jacuzzi bath overlooking the rear garden.

#### **OUTSIDE**

The house enjoys a pretty garden to the front with a driveway providing parking leading to the garage. A lovely walled garden lies to the rear of the house with a productive vegetable garden and an area laid with lawn with mature shrubs and trees. The garage and workshop with double doors to the front and back, has a first floor currently used as a gym.

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## **ADDITIONAL INFORMATION**

**Tenure** Freehold

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




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**Directions to OX29 8BX** Services: All mains services are connected. Gas fired central heating.

Tenure: Freehold with vacant possession on completion

Local Authority: West Oxfordshire District Council

Council Tax: Band G

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 2940 sq ft – 272 sq m  
 Basement Area 185 sq ft – 17 sq m  
 Ground Floor Area 1263 sq ft – 117 sq m  
 First Floor Area 819 sq ft – 76 sq m  
 Garage Ground Floor Area 371 sq ft – 34 sq m  
 Garage Top Floor Area 302 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>62</b>		
<b>77</b>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Offices throughout the UK



**IMPORTANT INFORMATION**

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