



**23 Witney Road, Long Hanborough**

Guide Price **£875,000**



## 23 Witney Road

Long Hanborough, Witney

Brought to market with the certainty of no onward chain is this impressive four-bedroom detached home set in approx 0.3 of an acre. The home is also being sold with a separate home office/annexe.

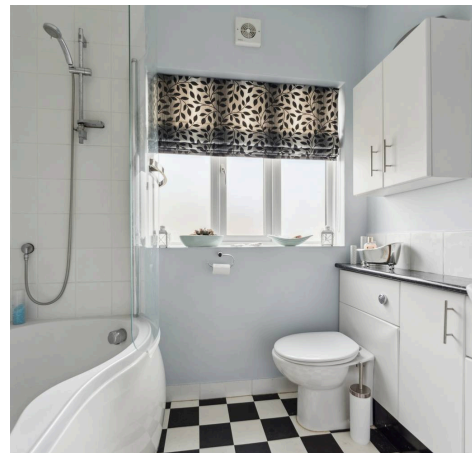
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- An impressive four-bedroom detached period property set in approx 0.3 of an acre.
- Four bedrooms, master bedroom with ensuite and built in wardrobes.
- Private, gravelled driveway with parking for several cars.
- Separate home office/annexe with kitchen and shower room which could be used as a studio, airbnb or separate family annexe.
- Open plan kitchen/dining/family room with oak truss roof, integrated appliances and granite worktops.
- Within walking distance of amenities including the railway station offering a direct line to London Paddington and the S7 bus providing regular access between Witney and Oxford.



Approximate Gross Internal Area  
Ground Floor = 134.0 sq m / 1,442 sq ft  
First Floor = 13.1 sq m / 141 sq ft  
Outbuilding = 27.8 sq m / 299 sq ft  
Total = 174.9 sq m / 1,882 sq ft

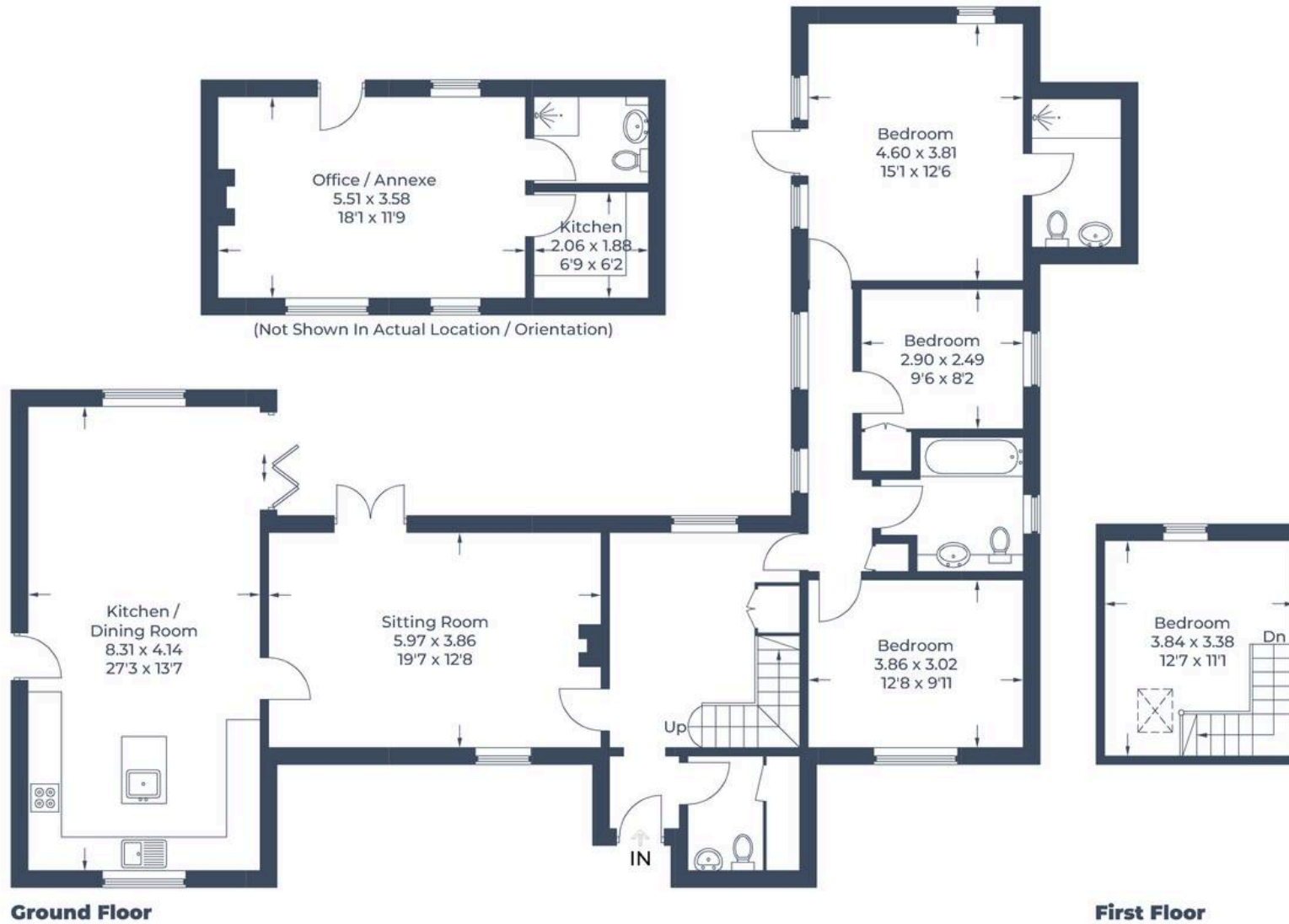


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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