



Main Road

LONG HANBOROUGH, OX29

150 Years

JOHN D WOOD & CO

London, Country & International Property

Main Road

LONG HANBOROUGH, OX29

Located in the heart of the highly sought-after village of Long Hanborough, Wenlock House is an individual stone-built property offering in excess of 2,500 sq. ft. of versatile accommodation. Having undergone a comprehensive programme of improvements during the current ownership, the property is now presented as an exceptional and highly practical five-bedroom family home.

A later addition of a stone-built entrance and oak storm porch creates an attractive and welcoming approach to the property, opening into a generous entrance hall with the principal staircase rising to the first floor.

Ground Floor

The impressive ground-floor accommodation provides an excellent balance of formal and informal living spaces, including several well-proportioned reception rooms, a superb open-plan kitchen and breakfast room, and a useful study with adjoining WC. The layout offers considerable flexibility for modern family life, with generous proportions throughout.

First Floor

The first floor continues to provide versatile accommodation, with four to five bedrooms depending on individual requirements. Two bathrooms serve the bedrooms, while a second staircase provides an additional and particularly useful access point from a separate entrance and ground-floor study.









Outdoor

Approached via a large gravelled driveway, screened by mature and established hedging, the property offers ample parking for multiple vehicles. Side access leads through to the substantial rear gardens, which enjoy wonderful far-reaching views across the adjoining countryside and woodland.

Gardens

The gardens provide a variety of spaces for outdoor living and entertaining, including a secluded paved terrace conveniently positioned off the kitchen and conservatory. The combination of generous grounds, attractive rural views and versatile internal accommodation makes Wenlock House a particularly appealing family home in this popular Oxfordshire village.



Asking price: £1,150,000
Subject to Contract

Local Authority: West Oxfordshire District Council

Council Tax Band: E

Tenure: Freehold

Reference: OXF260330



Approximate Gross Internal Area:
238 sq m / 2560 sq ft



GROSS INTERNAL AREA
TOTAL: 238 m²/2,560 sq.ft
GROUND FLOOR: 132 m²/1,422 sq.ft, FIRST FLOOR: 106 m²/1,138 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
HECMEDIA.CO.UK

JD015_8073044_1498783_JDW023

01865 311522
235 Banbury Road,
Oxford, OX2 7HN
oxf.sales@johndwood.co.uk
johndwood.co.uk



John D Wood & Co. give notice to anyone reading these particulars that: i) this material is protected by the laws of copyright. The owner of the copyright is John D Wood & Co. This property sheet forms part of our database, and is protected by the database rights and copyrights laws. No unauthorised copying or distribution without permission; ii) the particulars do not constitute part of an offer or contract; iii) the particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact; iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order; vi) all measurements are approximate. April 2017.

150 Years
JOHN D WOOD & CO.
London, Country & International Property