



Claydon

£1,450 Per Month - Available 16/07/2017

HAMPTONS
INTERNATIONAL

Beyond your expectations

Looking for good family space yet a short drive from Banbury and Southam? This spacious 5 bedroom family home could be ideal for a growing family.

5 Bedrooms | 2 Bathrooms | Oil Central Heating | Range Cooker | Cloakroom | Wood Burner | Garage.

Description

An open plan living room leads directly into a conservatory with access into the garden which is low maintenance and laid mainly to lawn. The ability to open doors into both rooms from the hallway, creates good entertaining space with a flexible layout. The wood burning stove is both a character and practical feature in the main living room. The kitchen/breakfast room has ample space for a dining table and is equipped with a range cooker, and there is an additional living room which could also be configured as a dining room or even a children's play room instead. Upstairs there are five bedrooms and two bathrooms. Some of the bedrooms have useful built in wardrobes too. Managed by the owner.

Situation

Claydon is the most northerly village in the county and comprises mainly stone properties, a tranquil setting and is home to a fine parish church. The nearby village of Cropredy offers primary schooling, a shop and choice of public houses. Also worth noting is that Claydon affords easy access onto the M40 motorway at either Banbury Junction 11 or Gaydon Junction 12. A main line railway service at Banbury connects the town to Birmingham and London. The picturesque Oxford canal passes approximately ½ mile out of Claydon.

Furnishing

Unfurnished



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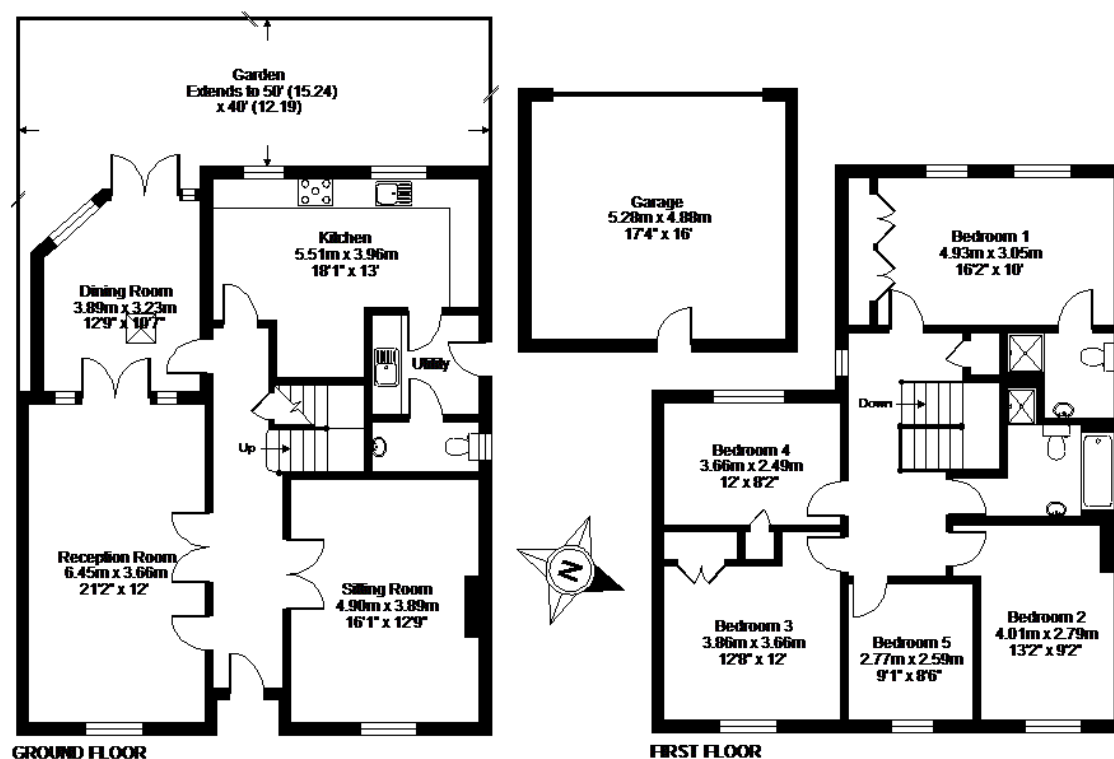
44 Market Place

Banbury OX16 5NW

Tel: 01295 277882 - banburylettings@hamptons-int.com

www.hamptons.co.uk

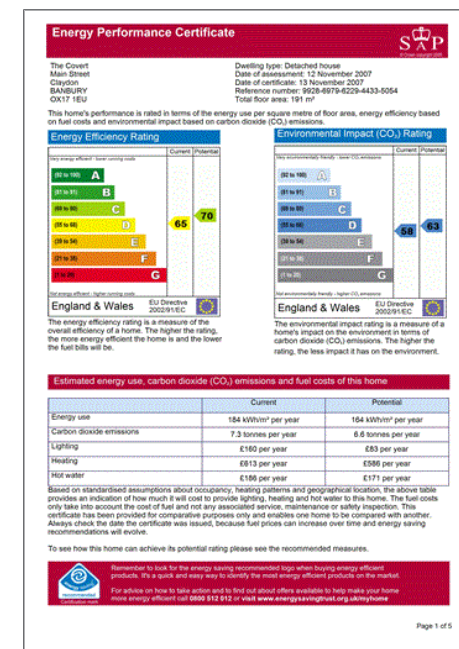
Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for information only and should not be relied on as a basis of valuation.

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Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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