



Culworth

£1,200 Per Month - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*How would you like to live in a four bedroom house in Culworth? With two living rooms and a kitchen/breakfast room this property is ideal for a family or professional couple.*

4 Bedrooms | 2 Bathrooms | Gas Central Heating | Dishwasher | Electric Hob | Fridge/Freezer | Garden.

### Description

Culworth is a popular location for those seeking a mixture of semi rural living but reasonable commuting to the M40 and nearby Banbury. This four bedroom house has four double bedrooms and with 2 family bathrooms. Downstairs there are two living rooms and in addition the kitchen has enough space for a dining table and chairs. Outside there is a garden and off road parking.

### Situation

Culworth is located north east of Banbury in the South Northamptonshire countryside. It comprises a long street of stripy lime and ironstone cottages with a war memorial on the steps of the old cross. It is believed that Charles the first stayed here before the Battle of Cropredy Bridge. Amenities within the village include

butchers, the Red Lion public house and a local village church. Primary schooling is available within the village and secondary schooling is at the Chenderit School in Middleton Cheney. More comprehensive facilities can be found in Banbury to include the Castle Quay Shopping Centre and the Spiceball Park Leisure Centre. There is also a mainline railway station in Banbury. The M40 at junction 11 provides access to both London and Birmingham

### Furnishing

Unfurnished



Bathroom



Kitchen

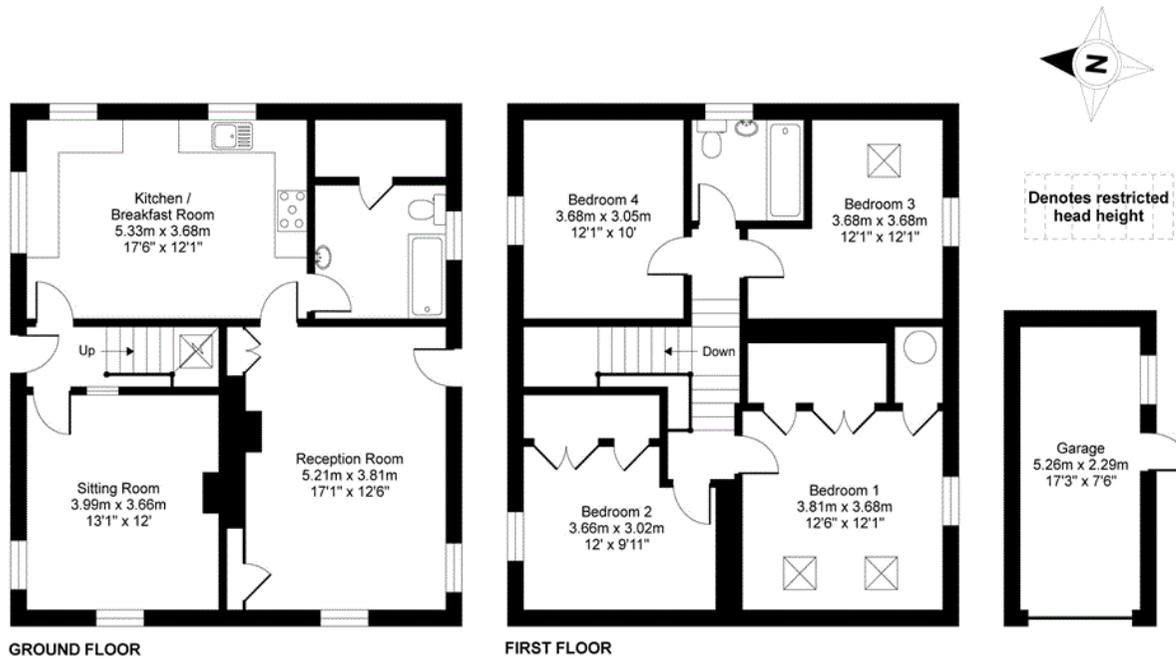
### Hamptons Banbury Lettings

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APPROX. GROSS INTERNAL FLOOR AREA 1700 SQ FT 157.9 SQ METRES (INCLUDES GARAGE)

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 initial guidance only and should not be relied on as a basis of valuation.

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**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.

**Energy Performance Certificate**

**SAP**

Dwelling type: Detached house  
 Date of assessment: 26 September 2013  
 Date of certificate: 26 September 2013  
 Type of assessment: RdSAP: existing dwelling  
 Total floor area: 150 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 5,547  
 Over 3 years you could save: £ 1,600

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 213 over 3 years	
Heating	£ 4,811 over 3 years	£ 3,198 over 3 years	
Hot Water	£ 370 over 3 years	£ 308 over 3 years	
<b>Totals</b>	<b>£ 5,547</b>	<b>£ 3,717</b>	<b>You could save £ 1,830 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

12-15% A  
 16-20% B  
 21-25% C  
 26-28% D  
 29-33% E  
 34-38% F  
 39-45% G

Current: 52  
 Potential: 74

The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 250	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 438	✓
3 Floor insulation	£800 - £1,200	£ 326	✓

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/havingenergy](http://www.direct.gov.uk/havingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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