



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

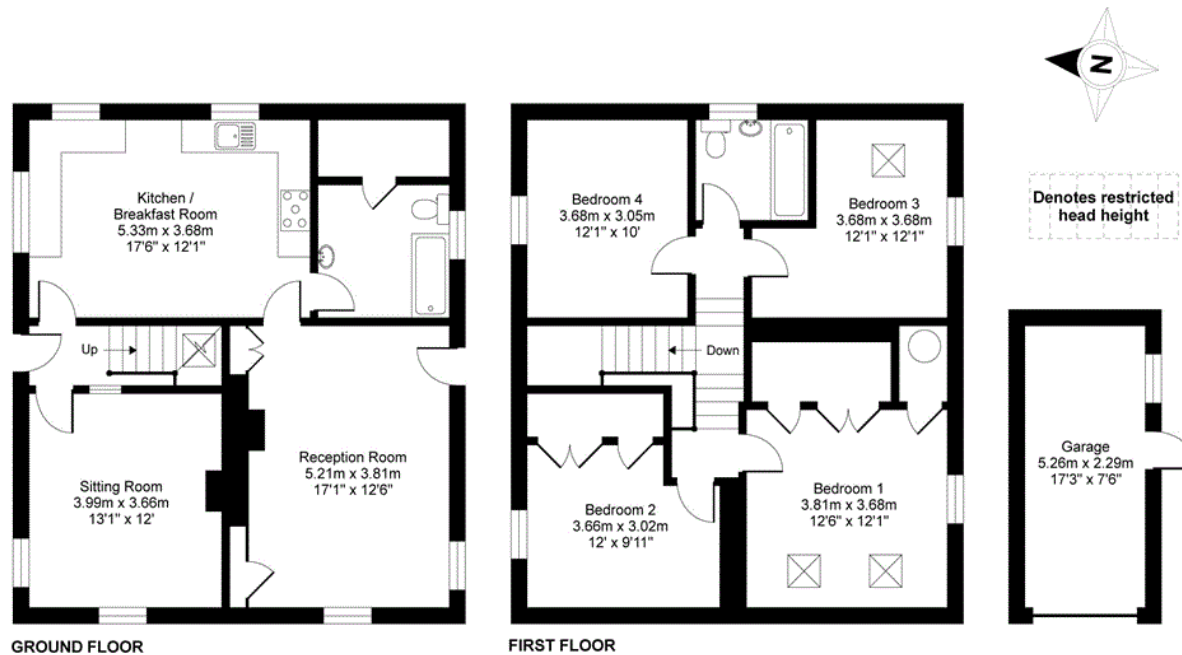
44 Market Place

Banbury OX16 5NW

Tel: 01295 277882 - [banburylettings@hamptons-int.com](mailto:banburylettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Floorplan

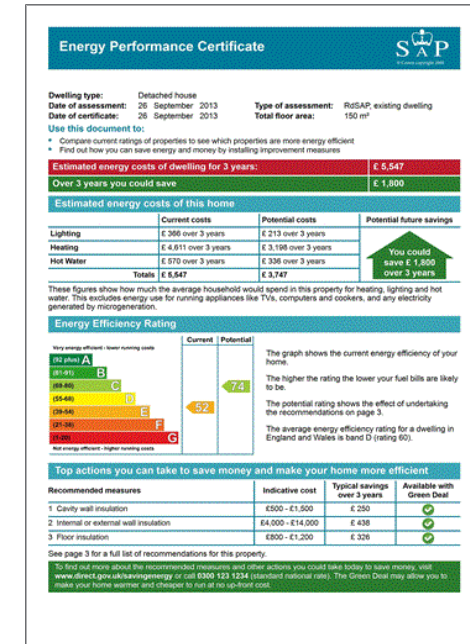


APPROX. GROSS INTERNAL FLOOR AREA 1700 SQ FT 157.9 SQ METRES (INCLUDES GARAGE)

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.

Copyright nichecom.co.uk 2017 Produced for Hamptons Country Lettings REF : 163619

## 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.

## Hamptons Banbury Lettings

44 Market Place

Banbury OX16 5NW

Tel: 01295 277882 - [banburylettings@hamptons-int.com](mailto:banburylettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

**HAMPTONS**  
INTERNATIONAL

Beyond your expectations