



Little Dasset

£1,750 Per Month - Available Now

HAMPTONS
INTERNATIONAL

Beyond your expectations

Want to ignore the winter and look forward to summer time in the country with good value space? This traditional farmhouse has spacious accommodation and is located in a rural setting too, with only a short drive to Banbury.

4 double bedrooms | Built in wardrobes | 2 bathrooms | Living Room | Dining Room | Family Room | Kitchen/Breakfast Room | Utility Room | Garden.

Description

Spacious proportions in both the bedrooms and living accommodation in this traditional farmhouse. A useful covered porch way at the front of the house has space for outdoor footwear or clothing and leads onto the utility room with a useful sink. There is a dining room, living room with fireplace and an additional family room which would be ideal for a children's play/tv room. For those who want to work from home there is a small study. Upstairs on the first floor the four double bedrooms each have built in wardrobes and there is an en suite bathroom to the master bedroom and a further family bathroom too. Outside is a mature garden with trees and shrubs. There are a selection of outbuildings which are not for use, but additional space can be negotiated if required. Managed by

the owner.

Situation

Avon Dasset is located to the north west of Banbury between the B4100 Warwick Road and the A423 Southam Road. The village is made up predominantly of period stone cottages together with a more limited number of modern properties. Within the village there is the Avon public house and a small post office. Secondary schooling is available in Kineton for which there is a school bus provided. Access to the M40 motorway can be gained to the north at Gaydon (Jct 12) and to the south in Banbury (Jct 11). A more comprehensive range of shopping and recreational facilities can be found in Banbury and Warwick/Leamington Spa.



Kitchen



Garden

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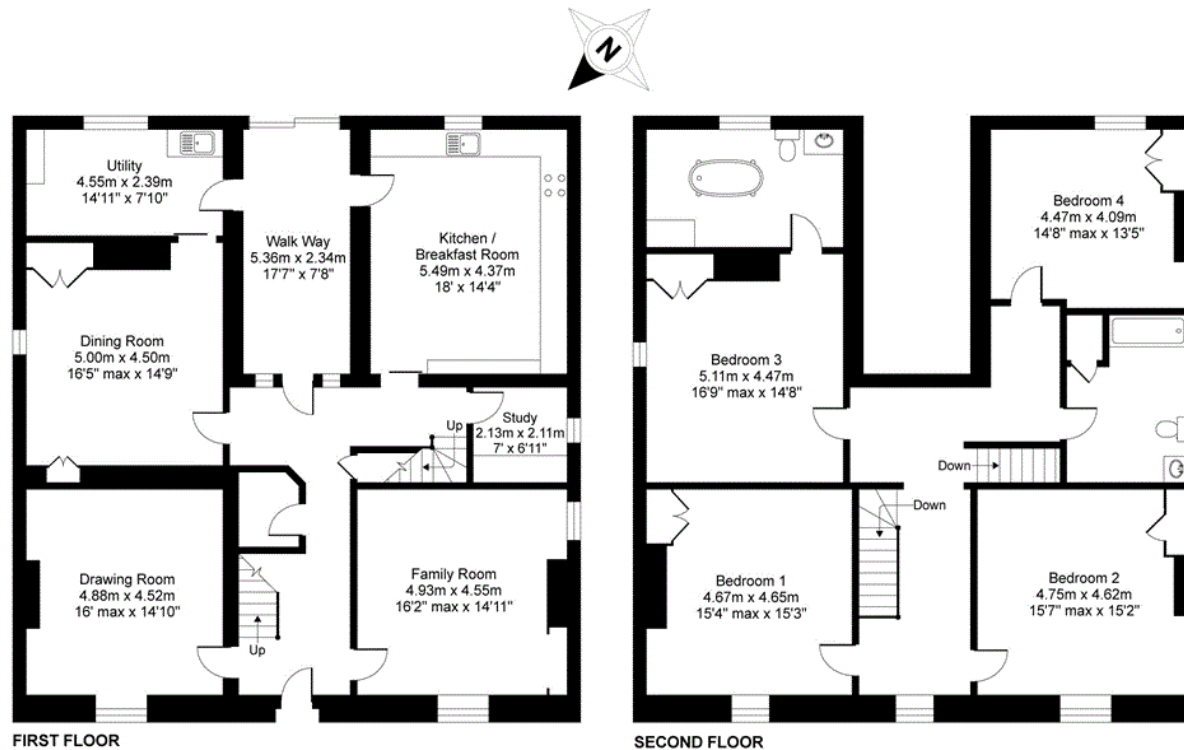
44 Market Place

Banbury OX16 5NW

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Floorplan

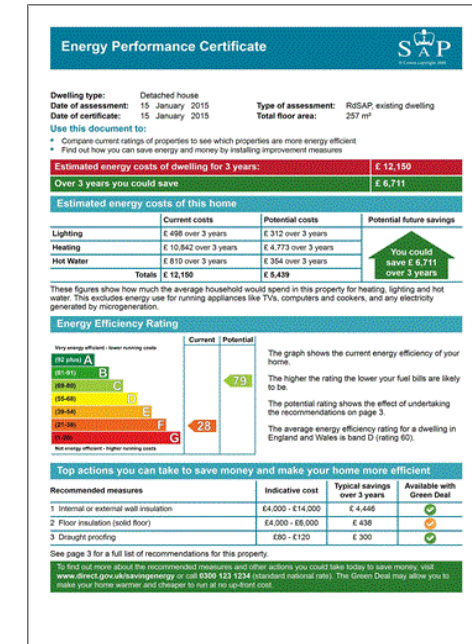


APPROX. GROSS INTERNAL FLOOR AREA 3151 SQ FT 292.7 SQ METRES

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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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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