



Bloxham

£1,295 Per Month - Available Now



How about enjoying village life living in a character cottage? Located in Bloxham, tucked away just off the main street this 3 bedroom house with family bathroom and cloakroom has a garden and off road parking too.

2 double bedrooms | 1 single bedroom | Living room | Kitchen/breakfast | Cloakroom | Garden | Off road parking | Some appliances.

Description

Located within the heart of this popular village to the south of Banbury, a delightful character cottage within walking distance of the many amenities in the village. A gated entrance leads to the garden and to the front of the property. From the reception hall there is access to the sitting room, cloakroom and kitchen-diner. The latter is fitted with John Lewis units, wooden work surfaces and a Leisure 5 Rangemaster gas cooker with canopied extractor hood. Integral appliances include a dishwasher, washing machine, fridge and freezer and additional storage is in a pantry cupboard. The charming south-facing sitting room also has a 'wood burner' effect gas stove set within another inglenook fireplace. A French door and windows overlook the cottage garden. To the first floor there are three bedrooms and a

bathroom. From the landing area a space saving staircase leads up to an office area within the roof space. The property has two tandem parking spaces. The south facing cottage garden has an abundance of well-stocked perennial flowers and shrubs, carefully planned seating areas, brick paths, an attractive pond and a lawned area with shed. The secluded garden is enclosed with stonewalls and trellis and has views to the village church. The property is managed by Hamptons.



Hamptons Banbury Lettings

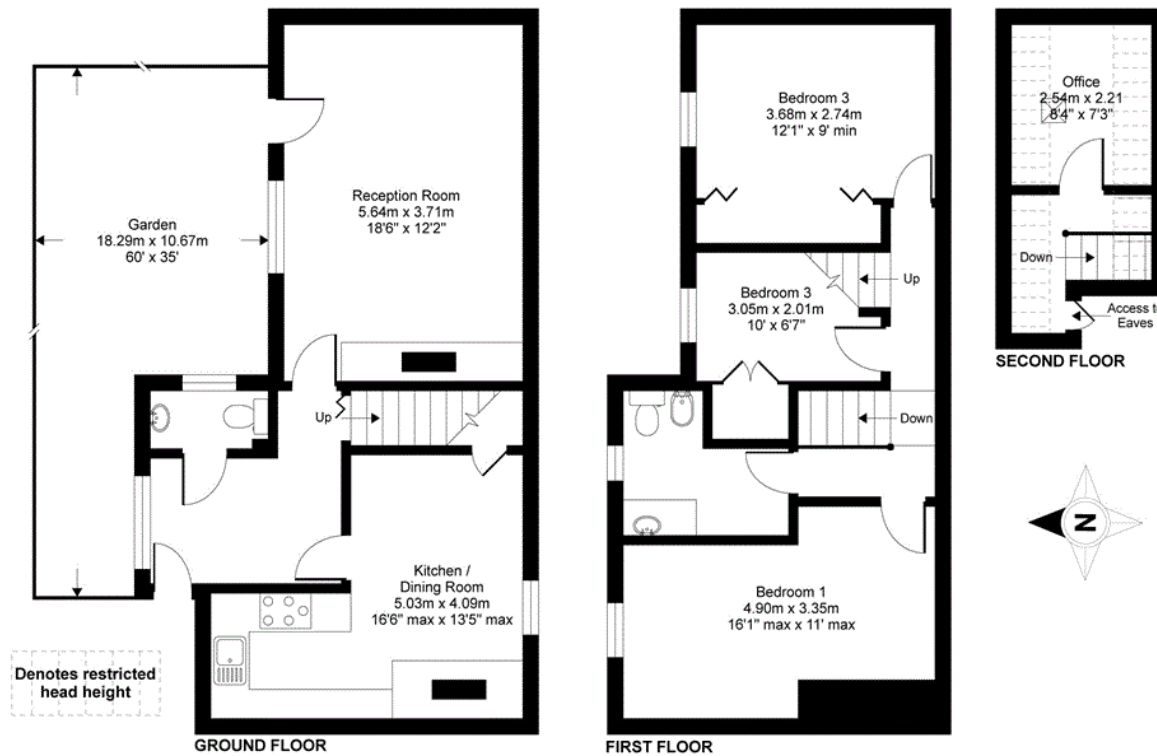
44 Market Place

Banbury OX16 5NW

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Floorplan

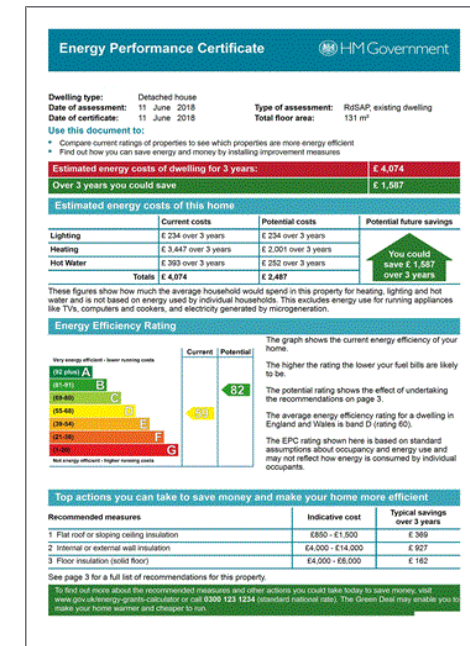


APPROX. GROSS INTERNAL FLOOR AREA 1092 SQ FT 101.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

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 tenants that we have prepared these 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 landlord unless specifically itemised with these particulars.

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