



North Newington, Oxfordshire

£1,595 Per Month - Available 18/07/2018



*Like the idea of village living and a short walk to the local pub? Maybe this tasteful stone barn conversion could be the ideal base for you, complete with a wood burner to warm those chilly winter evenings. Viewings after 11th May 18*

4 bedrooms | 2 bathrooms | living room | wood burner | oil fired heating | kitchen/dining room | study area | cloakroom | garden | double garage | partial underfloor heating.

### Description

Wooden double glazed windows with security locks throughout | Oil fired heating | Fitted kitchen with built in appliances | Impressive entrance with original barn opening | Galleried first floor landing | Stone inglenook style fireplace to sitting room with log burner | Wood panelled doors throughout | White bathroom and en-suite facilities including a fitted shower unit | Fitted kitchen with fitted appliances | Slate floor to the kitchen | Oak flooring to the entrance and cloakroom | Recessed down lighters and wall lights throughout | Detached double garage  
Viewings after 11th May 18

### Situation

North Newington is a predominately stone village situated to the west of Banbury just off of the

B4035 and offers facilities that include a public house and a village primary school. More comprehensive shopping and recreational facilities can be found at the nearby market town of Banbury, along junction 11 of the M40 motorway to London and Birmingham, and a mainline railway station to London Marylebone.

### Furnishing

Unfurnished



Lounge



External

### Hamptons Banbury Lettings

44 Market Place

Banbury OX16 5NW

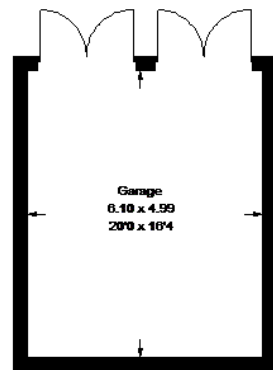
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## Floorplan

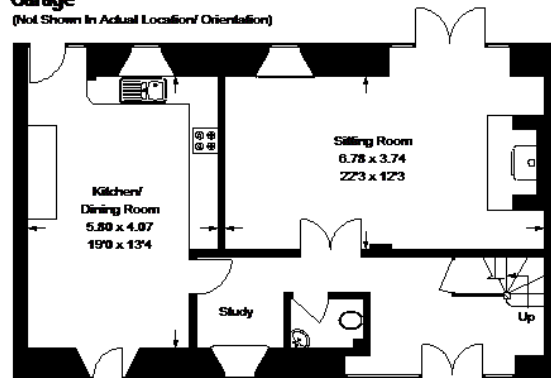
### Herrieffs Barn, Main Street, North Newington



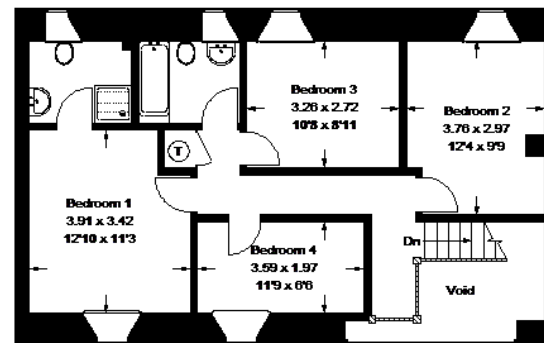
Approximate Gross Internal Area (Excluding Void) :- 124 sq m / 1335 sq ft  
Outbuilding :- 31 sq m / 334 sq ft  
Total :- 155 sq m / 1668 sq ft



Garage  
(Not Shown in Actual Location/ Orientation)



Ground Floor

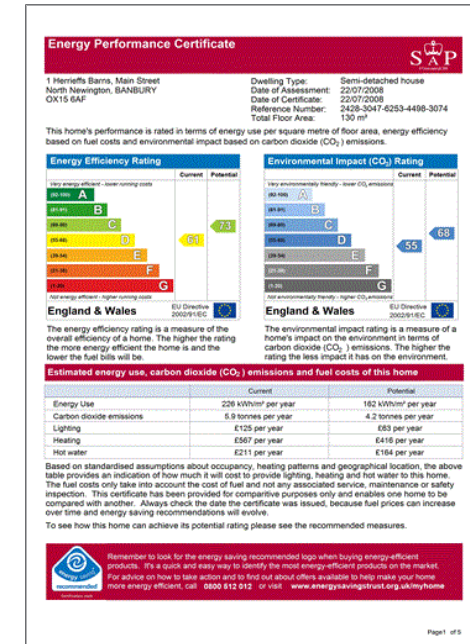


First Floor

FLOORPLAN © 2008  
01483 755510 Ref 44873

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & complete layouts before making any decisions reliant upon them.

## 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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