



Little Green Bloxham OX15

£1,500 Per Month - Available Now



*Would you like to live in a busy village, yet close to the M40 and train connections too? This 4 double bedroom cottage in a quiet location and with a spacious living room may just be for you, with the local shops, schools and pub a short walk away.*

4 double bedrooms | 3 bathrooms | Flagstone floor | Gas cooker | Compact mature garden | Walk to the shops | Dishwasher | Wood burning stove | Character features | Useful office room.

### Description

A period cottage, tastefully converted to provide contemporary living accommodation with two reception rooms downstairs and a utility room, plus further small room that could be used as an office space. In addition to the 4 double bedrooms upstairs, 1 of which has an en suite shower room, there is a family bathroom and a downstairs shower room too. A small but low maintenance enclosed garden has a useful patio area and the property is mostly double glazed throughout. Managed by Hamptons.

### Situation

Bloxham is a large ironstone village south west of Banbury on the A361 Chipping Norton Road. Within the village there are a range of amenities including post office, local shops, hairdressers,

petrol station, choice of public houses, a village church, dentist and doctor's surgery. Schooling within the village includes primary, secondary and a public school. More comprehensive facilities can be found in the nearby market town of Banbury to include the Castle Quay Shopping Centre and the Spiceball Leisure Centre. M40 Jct 11 to the east of the town gives access to both Birmingham and London. From Banbury there is also a mainline railway station to London Marylebone.

### Furnishing

Unfurnished



Front



### Hamptons Banbury Lettings

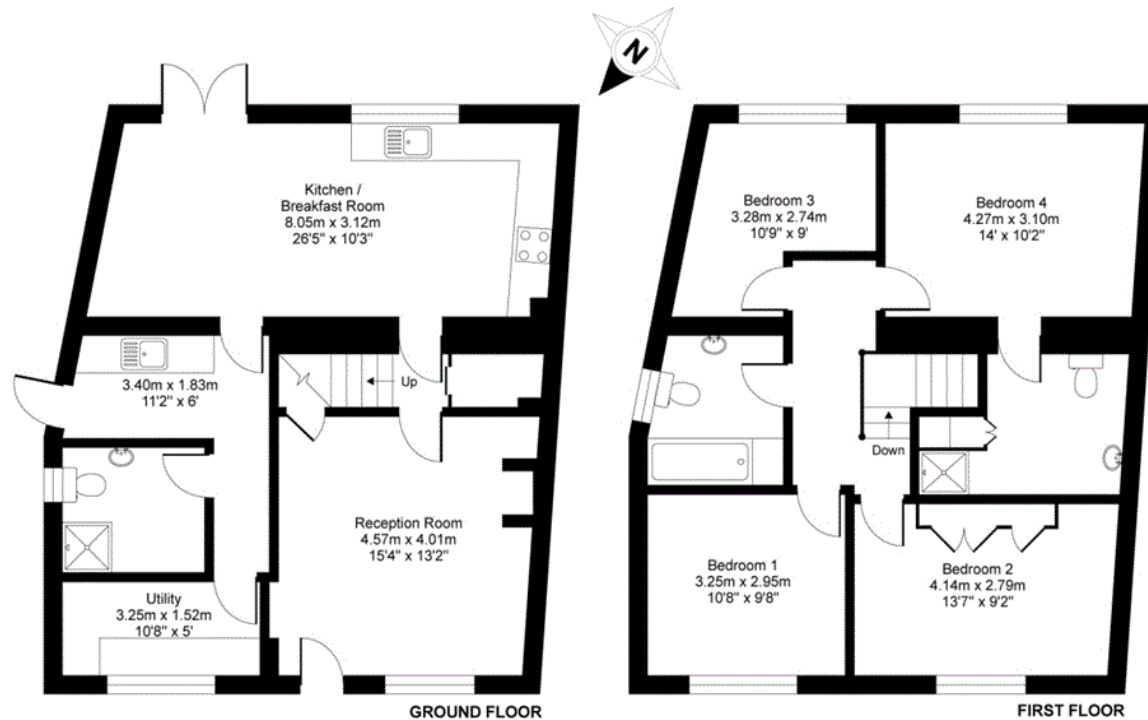
44 Market Place

Banbury OX16 5NW

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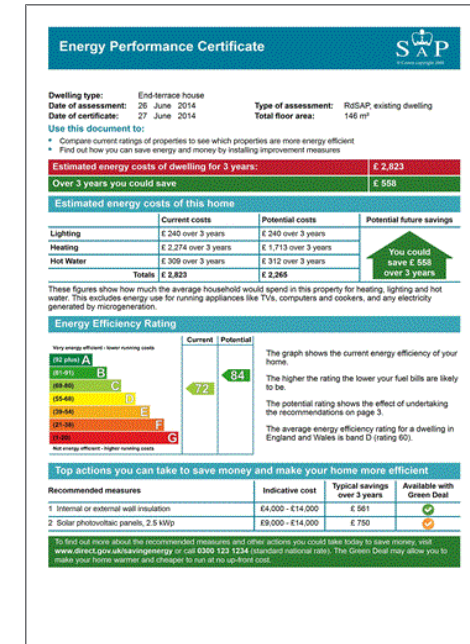
## Floorplan



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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