



Banbury Road Aynho OX17

£1,600 Per Month - Available Now

150  
YEARS

HAMPTONS  
INTERNATIONAL

# Banbury Road Aynho OX17

£1,600 Per Month - Available Now

*Flexible Tenancy Length A period 4/5 bed cottage in Aynho with a range of rooms, bedrooms and storage that offer space and flexibility for a family and with the advantage of a potential home office too.*

4 Double Bedrooms | 5th Bedroom/study | 2 Bathrooms | 2 Living Rooms | Kitchen/breakfast room | Further living room | Utility Room | Spacious landing | Off Road Parking | Mature garden | Flexible Tenancy Length.

## Description

Flexible Tenancy Length-This cottage is tucked behind a wall on the Banbury Road and has an open plan layout downstairs with the accommodation having been changed over many years. There is a useful utility room and food cupboard plus a useful tiled hallway, a great place to take off outside walking boots and also to store the laundry too. There is a kitchen/breakfast room, with an AGA and this leads into the middle room which is currently used as a dining room, in turn leading into the main living room complete with fireplace too. There is an additional room which could be a useful study or another living room. Upstairs there are four double bedrooms and a family bathroom with a shower. The floors are a mixture of carpeted surfaces and original floorboards with

many beams too. There is a further single bedroom or study on the top floor which leads off the main bedroom. The latter also has a range of built in wardrobes and drawers too. Managed by Hamptons.



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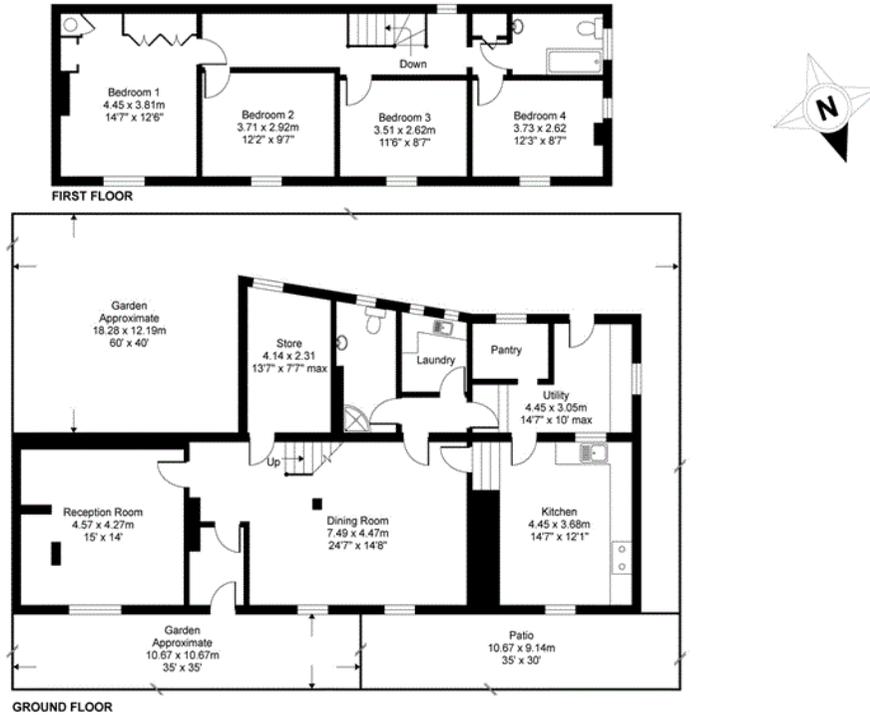
## Hamptons Banbury Lettings

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Banbury OX16 5NW

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



**Rambler Cottage, Banbury Road, Aynho, Banbury, OX17**

APPROX. GROSS INTERNAL FLOOR AREA 1963 SQ FT 182.3 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** HM Government

Rambler Cottage, 2 Banbury Road, Aynho, BANBURY, OX17 3AB

Dwelling type: Semi-detached house Reference number: 0818-0014-7272-0733-5974  
 Date of assessment: 09 February 2017 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 09 February 2017 Total floor area: 179 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,327
Over 3 years you could save	£ 2,882

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 270 over 3 years	
Heating	£ 5,229 over 3 years	£ 2,811 over 3 years	You could save £ 2,882 over 3 years
Hot Water	£ 828 over 3 years	£ 264 over 3 years	
Totals	£ 6,327	£ 3,345	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,795	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 486	✓
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 192	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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**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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