



LOWER FARM NOKE OX3
£5,950 PER MONTH AVAILABLE 29/03/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Lower Farm Noke OX3

**£5,950 Per Month
Furnished**

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- All Bills Included, - Pet Friendly, - Free Ultrafast Wifi, - EV Car Charging & Off Road Parking, - Heated Swimming Pool (April-October Only), - Cotswold Location

Council Tax

Council Tax Band G

Hamptons

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{ LUXURY COTTAGE TO RENT IN THE COTSWOLD VILLAGE OF NOKE.

The Property

This cottage has recently been renovated and now offers two bedrooms, a spacious 75m² open-plan living room and dining room, a charming country kitchen equipped with all the necessary cooking amenities. Relax on the luxurious sofas and enjoy the warmth of the wood burning stove. There is a 75" Smart TV & Ultrafast WiFi connection. The Master bedroom offers ample space with a superking double bed, Air-conditioning, an en-suite bathroom, sliding doors that lead to a private balcony overlooking the courtyard garden, electric blackout blinds, a dressing table with a full-length mirror, and a 42" Smart TV. Please Note that this property is subject to a minimum of 1 month booking. Dog friendly by pre-arrangement, subject to a £50 pet fee PLEASE ENQUIRE FOR PRICES OVER PEAK SEASON (JULY & AUGUST, CHRISTMAS & NEW YEAR. PRICING SUBJECT TO AVAILABILITY AND VARIATION.

Location

This pretty no through village made up of attractive individual houses and cottages and is surrounded by fields and countryside. The Otmoor Nature reserve is at the far end of the village and there is a 13th Century Church and a large village field with a fabulous children's play area. The neighbouring village of Islip offers a village school with pre school, a general store within the village hall, a doctors surgery with a dispensing pharmacy and two village pubs. Islip also has the advantage of a railway station with a direct service to Oxford and to London Marylebone (c.60 mins). Noke is just c.6 miles North East of Oxford and c.4.5 miles

from junction 9 of the M40.



Approximate Floor Area = 127.7 sq m / 1374 sq ft



Bedroom 1
4.06 x 4.00
13'4 x 13'1

Bedroom 2
4.83 x 4.05
15'10 x 13'3

Kitchen / Lounge
13.19 x 4.47
43'3 x 14'8

IN



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #61643

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures 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. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

