



**LOWER FARM NOKE OX3**  
**£2,500 PER MONTH** AVAILABLE 01/09/2024

**Hamptons**

THE HOME EXPERTS



# { THE PARTICULARS

Lower Farm Noke OX3

**£2,500 Per Month  
Furnished**

 **1 Bedroom**  
 **1 Bathroom**  
 **1 Reception**

## Features

- Pet Friendly, - Free Ultrafast Wifi, - EV Car Chargers, - 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

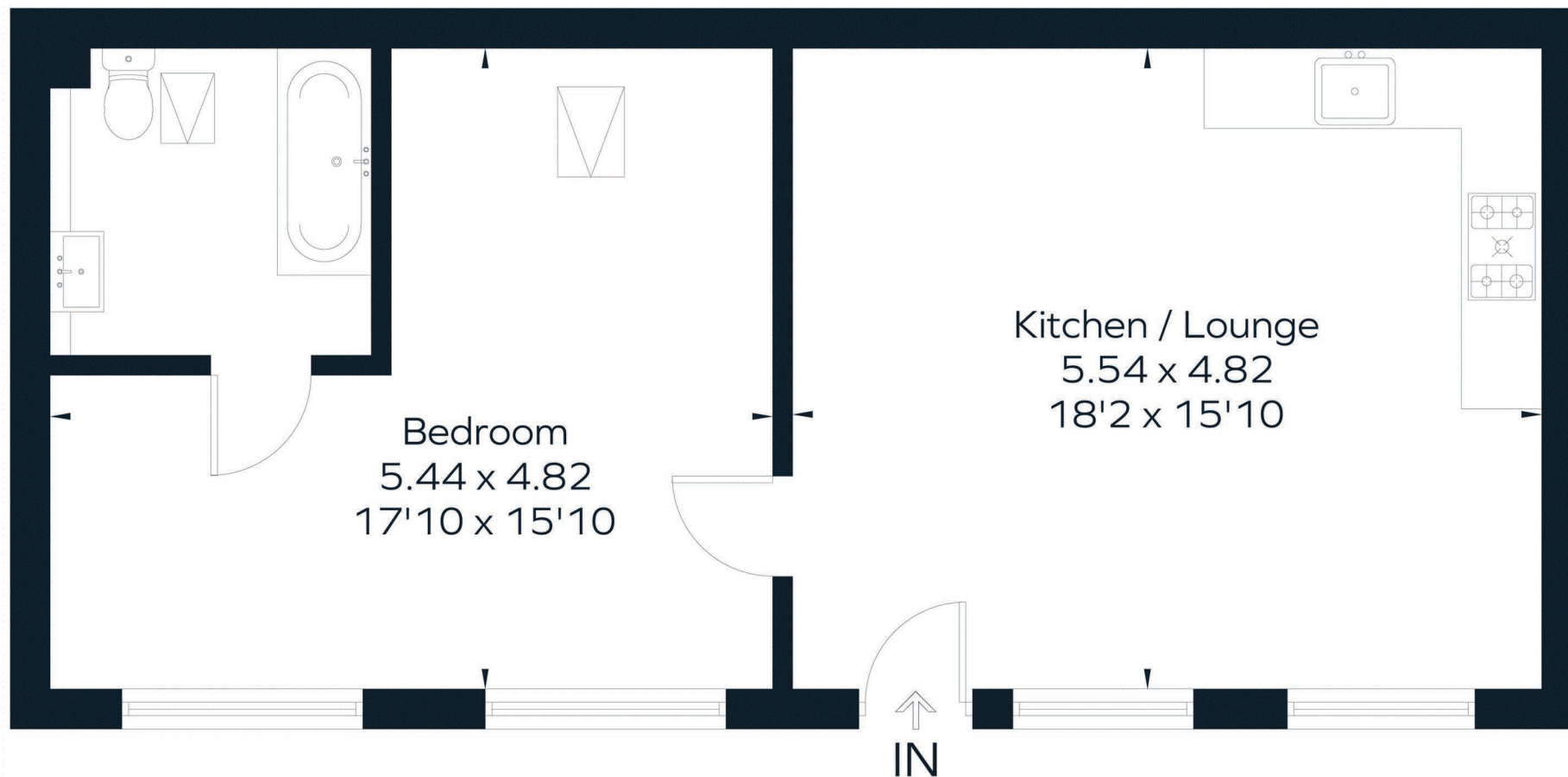
The Cottage sleeps two as standard in one very large L-shaped bedroom which features a king-size double bed and the option of having a single bed made up too for a third person, normally made up as a day bed, which is tucked around the corner of the bedroom. Decorated with a blue and cream theme, and recently refurbished with a selection of stunning Vanessa Arbuthnot designs and fabrics. The cottage boasts a generously sized double bedroom, providing ample space for a cot or the optional use of an additional full-size adult bunk bed. The living, dining, and kitchen area of Magdalen Cottage is open-plan and spacious. It is furnished with comfortable sofas, a farmhouse dining table, and sturdy wooden English furniture. The cottage offers free ultrafast WiFi, a 42" Smart TV, a DVD player, and a Bluetooth stereo for your entertainment. The bathroom is large and beautifully decorated, featuring a bathtub and an overhead shower. Dog friendly by pre-arrangement, subject to a £50 pet fee

## Outside

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.





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 #61647

**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.

Energy Efficiency Rating		Current	Potential
Band A	92-100		100
Band B	81-91	82	
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		

England & Wales EU Directive 2002/91/EC



