



**HYDE ROAD DENCHWORTH OX12**  
*£4,950 PER MONTH AVAILABLE 02/08/2024*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Hyde Road Denchworth OX12

**£4,950 Per Month  
Furnished**

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

## Features

Three Bedrooms, Two bathrooms, Open Plan Living Space, Ground floor is underfloor heating, Private Parking, Garden and Patio area, Fully Furnished, Council Tax included in the rent

## Council Tax

Council tax band not specified

## Hamptons

257 Banbury Road  
Summertown, Oxford, OX2 7HN  
01865 578 501  
oxfordlettings@hamptons.co.uk  
www.hamptons.co.uk

# { A BEAUTIFUL DETACHED HOUSE SITUATED WITHIN A PRIVATE ESTATE

## The Property

The Wool Store is a charming property which has been newly refurbished with high quality fittings and furnishings throughout with a mixture of antique and modern furniture, whilst retaining many of its original features such as the many beautiful oak beams. The ground floor is a beautifully bright space, offering contemporary open plan living. As you enter the house, to the right hand side and with French doors accessing the outdoor decking space, is the main reception space with open log fireplace. The fully equipped kitchen is well appointed with a marble worktop and integrated appliances, from which a separate utility space can be accessed. A boot room/ cloakroom is also featured to the ground floor. Leading up to the first floor via an impressive oak and glass staircase, is the principle bedroom which displays exposed beams, access to a mezzanine level and ensuite bathroom. There is a separate family bathroom and two further bedrooms, each with exposed beams and vaulted ceilings. The garden is enclosed and laid mainly to lawn, with a private terraced area too. There is pedestrian access to the rear of the house from the private parking area.

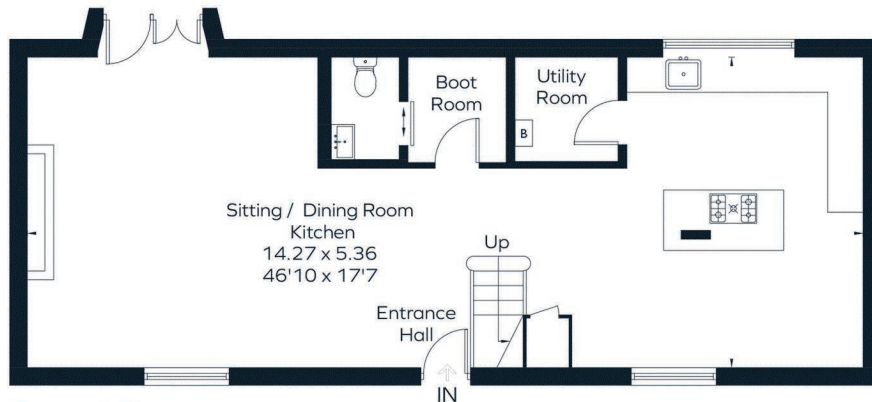
## Location

Denchworth is a popular Oxfordshire village with a renowned local public house, a village church and enjoys a host excellent schools in the local area. The village is ideally located for access onto the M4, A34 and M40, and is a perfect base to explore the neighbouring countryside. Blenheim Palace, National Trust sites and Bicester Village are popular places to visit locally, as are the Cotswolds with the town of

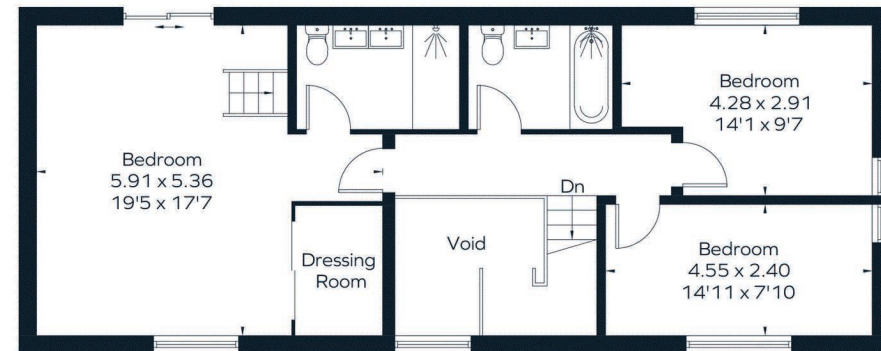
Burford located only half an hours drive. Oxford 17 miles, Wantage 4.5 miles, Abingdon 10 miles, Burford 18 miles, Newbury 22 miles. Train Links: Didcot Parkway 11 miles (London Paddington), Oxford Station 15 miles, Oxford Parkway 19 miles. (All distances are approximate)



Approximate Area = 143.9 sq m / 1549 sq ft  
(Excluding Void)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 311145

**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	85-92		
Band B	73-84		
Band C	69-72		
Band D	65-68		
Band E	55-64	57	66
Band F	45-54		
Band G	1-44		

England & Wales EU Directive 2002/91/EC

