



BLETCHINGDON
£1,850 PER MONTH AVAILABLE 06/09/2024


Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Bletchingdon

£1,850 Per Month
Unfurnished

 **3 Bedrooms**
 **1 Bathroom**
 **3 Receptions**

Features

- Three Bedrooms, - Contemporary Kitchen, - Dining Room, - Living Room, - Study / Snug, - Cloakroom, - Utility Room, - Family Bathroom, - Garden, - Off Street Parking, - Cherwell District, council Tax Band E

Council Tax

Council Tax Band E

Hamptons

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{ FAMILY HOME CLOSE TO OXFORD & BICESTER & BANBURY. EPC:D

The Property

A detached three bedroom family home set in the quaint rural village of Bletchingdon. From the front porch, the door leads directly onto all the communal living areas of the house including a dining area, study room, ground floor WC, farmhouse kitchen, living room with feature fireplace and utility room. The garden can be accessed via French doors from both the kitchen and living room. Further benefits from off street parking. On the first floor there are three bedrooms two of which with built in wardrobes along with a family bathroom. Cherwell District, Council Tax Band E

Outside

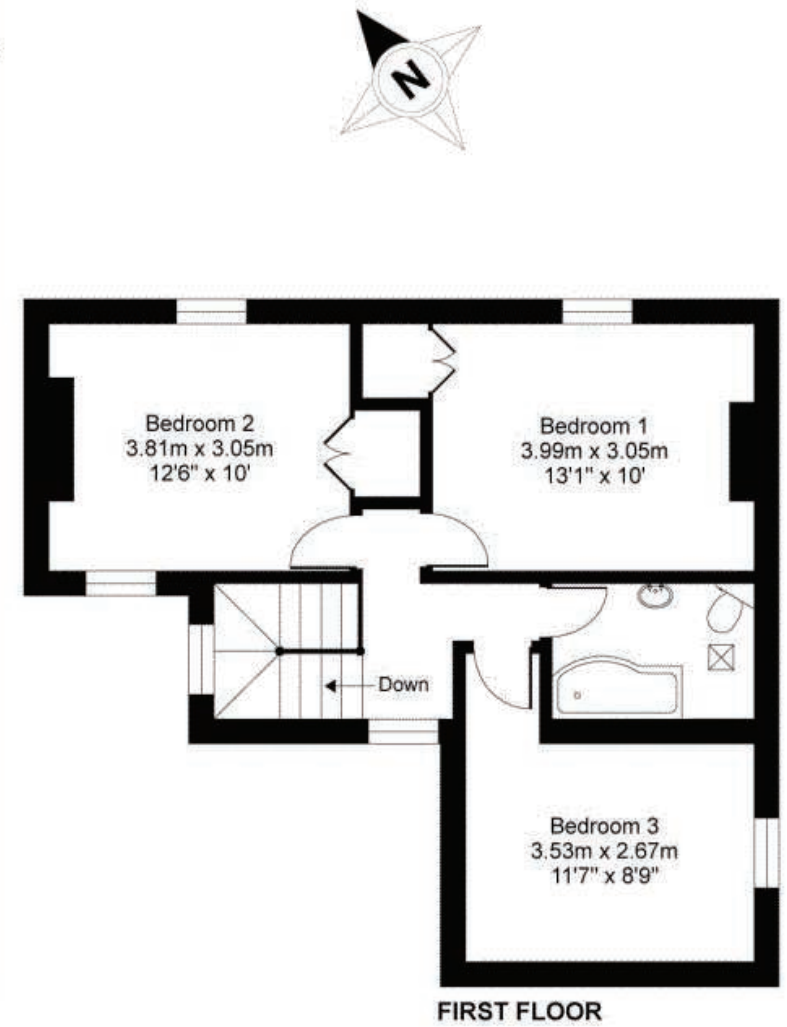
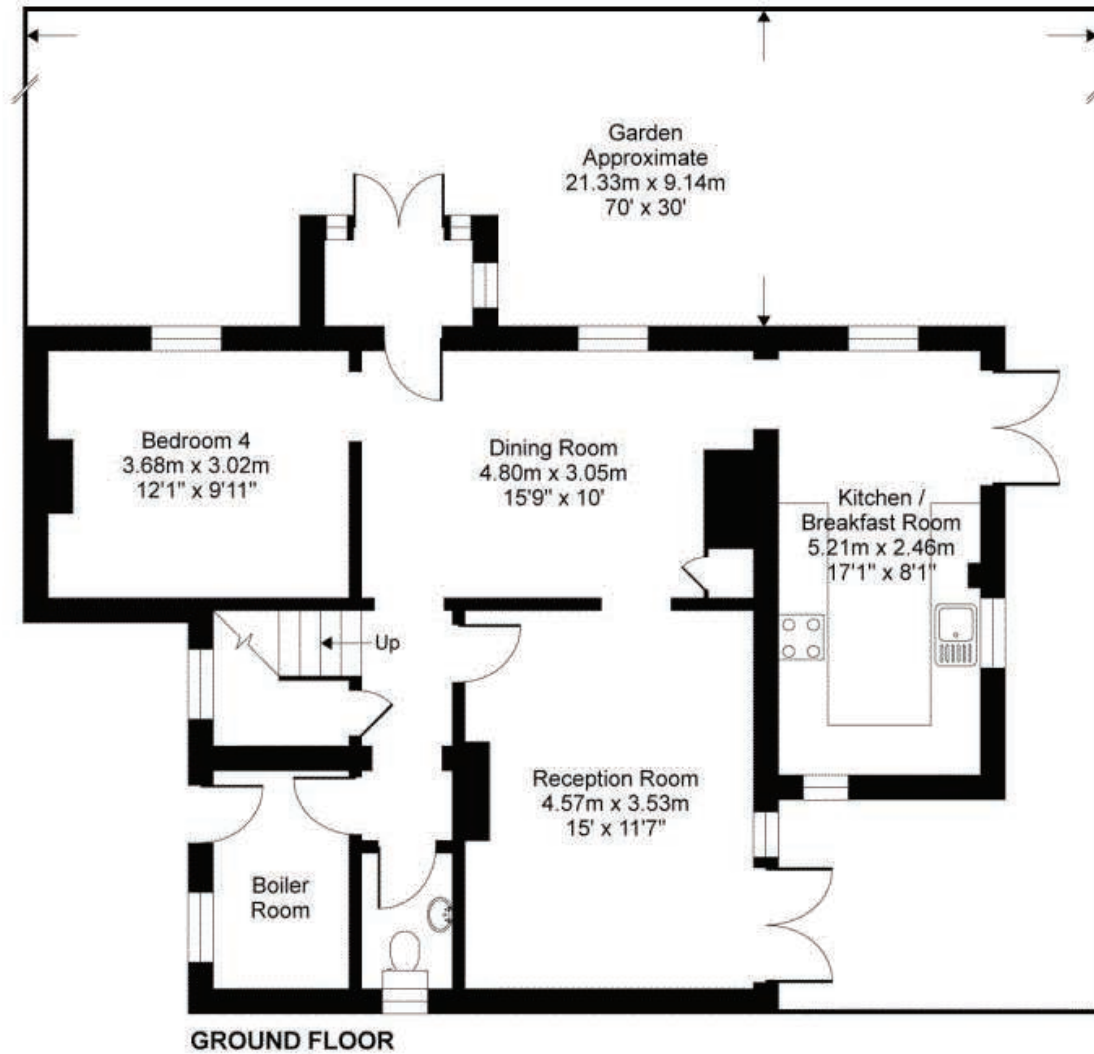
Landscaped gardens with a lawn, mature flowers and shrub borders, a small terrace outside the second reception room leading onto a parking bay.

Location

Bletchingdon is a charming and sought-after village situated just 9 miles to the North of the centre of the University City of Oxford. Within Bletchingdon is a new village hall, new village supermarket, parish church and new primary school (secondary catchment area for The Marlborough School, Woodstock and Gosford Hill at Kidlington), sports field, sports/social club fielding both football and cricket teams. Islip Medical Practice is situated approximately 2 miles away and the larger village of Kidlington, situated 4 miles away, provides supermarkets, independent and National retailers, post office, library, sports/leisure centre, police station, fire station, doctors' surgeries, dentists and opticians. Transport links are excellent with Junction 9 of the

M40 approximately 4 miles away, as well as access to Oxford via the A34. Fast train services to London are available from Bicester Station and from the new Oxford Parkway Station at Water Eaton, Kidlington (Marylebone). A regular bus service runs to Oxford and Bicester.





APPROX. GROSS INTERNAL FLOOR AREA 1345 SQ FT 124.9 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 Efficiency Rating

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.

EPC Pending

