



LOWER FARM NOKE OX3
£3,950 PER MONTH AVAILABLE 01/08/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Lower Farm Noke OX3

£3,950 Per Month
Furnished

 **2 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- 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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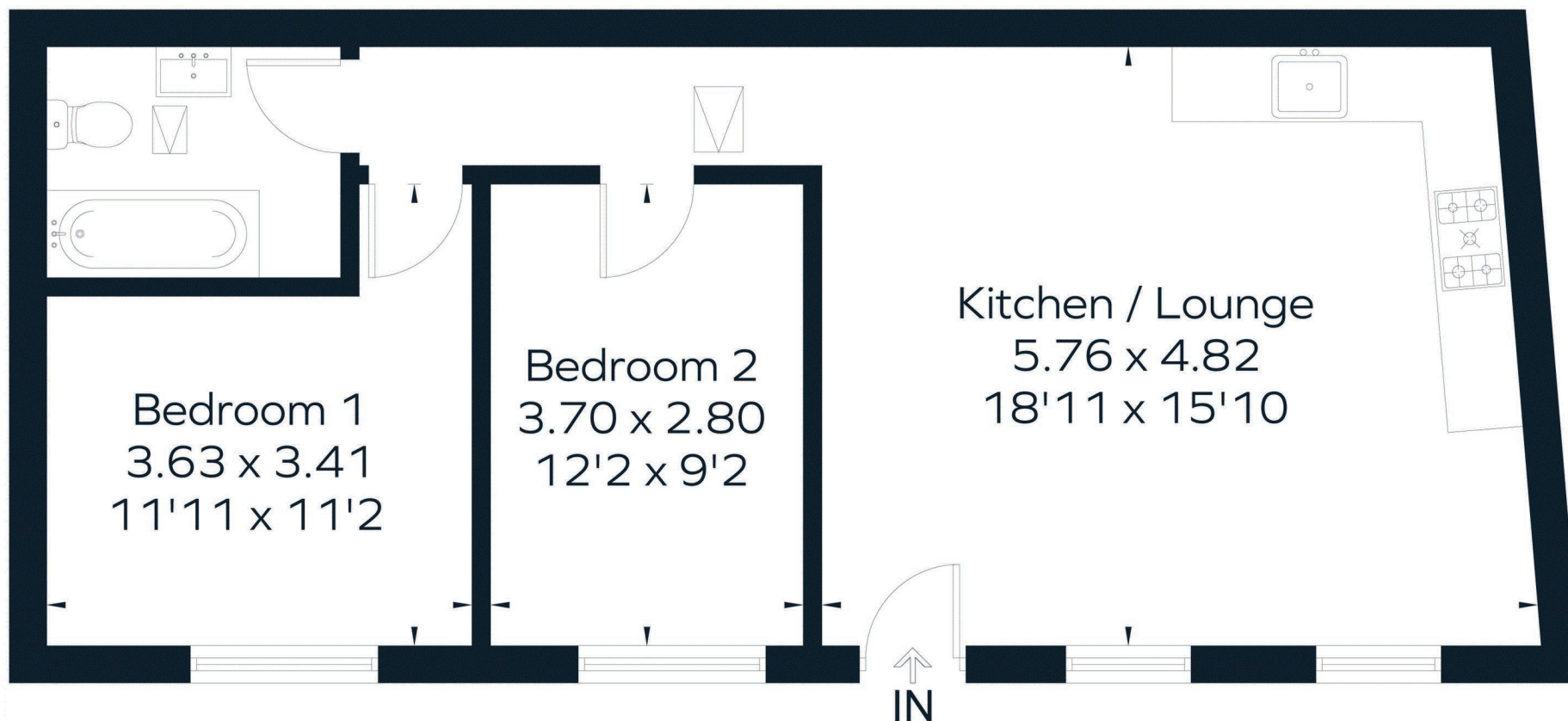
The Property

This Cottage comfortably has two bedrooms that are tastefully decorated with a soft yellow colour scheme. It is furnished to a high standard, providing the cozy farmhouse feel with its deep sofas and sturdy English wooden furniture, while also offering modern amenities such as Ultrafast WiFi and a 4K Smart TV. Spacious open-plan living, dining, and kitchen area, featuring a farmhouse dining table. Throughout the cottage, you will find beautiful chunky wooden English furniture. There are two bedrooms both of which have been recently redecorated with stunning Vanessa Arbuthnot fabrics and designs. The first bedroom offers a luxurious superking-sized bed, while the second bedroom can be arranged as either a twin or a superking-sized double bed. 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 #61650

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
		93	100
<small>For more information on energy ratings visit www.gov.uk/government/topics/energy-efficiency</small>			
<small>EU Directive 2002/91/EC</small>			
<small>England & Wales</small>			

