



ARDLEY ROAD, ARDLEY-WITH-FEWCOTT
£1,990 PER MONTH AVAILABLE 24/01/2025


Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Ardley Road, Ardley-with-Fewcott
OX27**

**£1,990 Per Month
Unfurnished**

 **5 Bedrooms**
 **3 Bathrooms**
 **1 Reception**

Features

- Semi Detached, - Principal bedroom with ensuite & balcony, - Four further bedrooms, - Two further bathrooms, - Open plan kitchen, - Easy Access to M40 Junction 10 for London & Birmingham, - Catchment to Fitwell CoE School & Heyford Primary & Secondary School, - Private Driveway, - Ideal location for commuting to Oxford

Council Tax

Council Tax Band D

Hamptons

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{ A FIVE BEDROOM HOME IN ARDLEY-WITH- FEWCOTT WITH GARDEN & GARAGE.

The Property

A spacious five bedroom semi- detached family home in Ardley-with-Fewcott, Oxfordshire. The ground floor comprises sitting room, an open plan kitchen dining room with an oil fired Aga and further benefits from direct access out to the garden, bedroom with ensuite (with wide access door to the ensuite and low threshold access to the kitchen), cloak room and a smaller reception room suitable for a snug, play room or home office. The first floor comprises principal bedroom with ensuite and balcony overlooking the rear garden, three further bedrooms and the family bathroom. To the exterior, is a garage with separate workshop space, private driveway for several cars and a front and rear garden. Available now for long term let, on an unfurnished basis.

Location

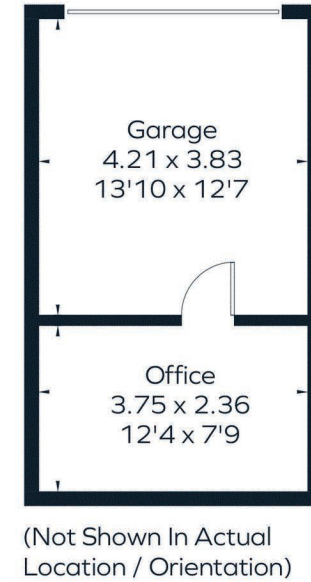
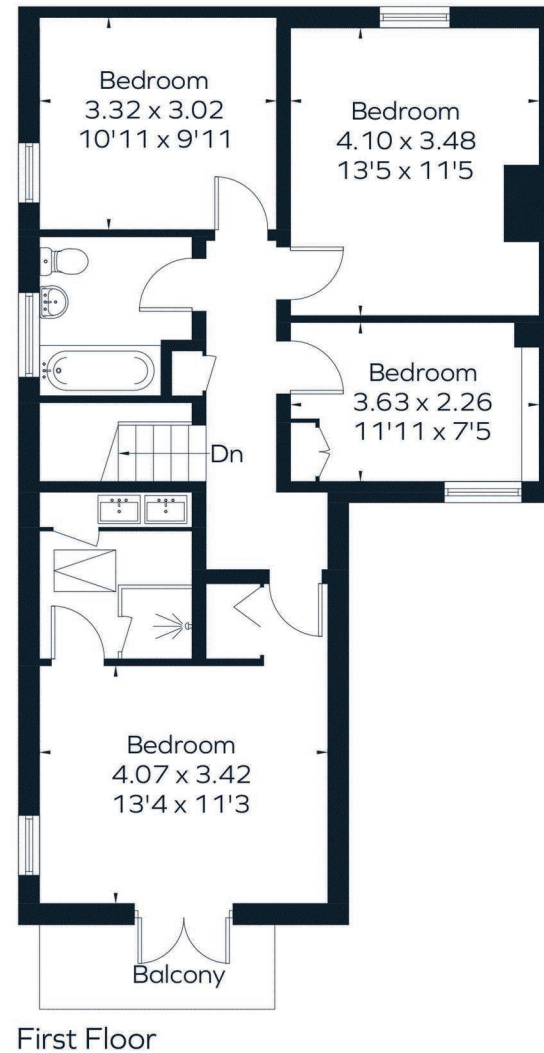
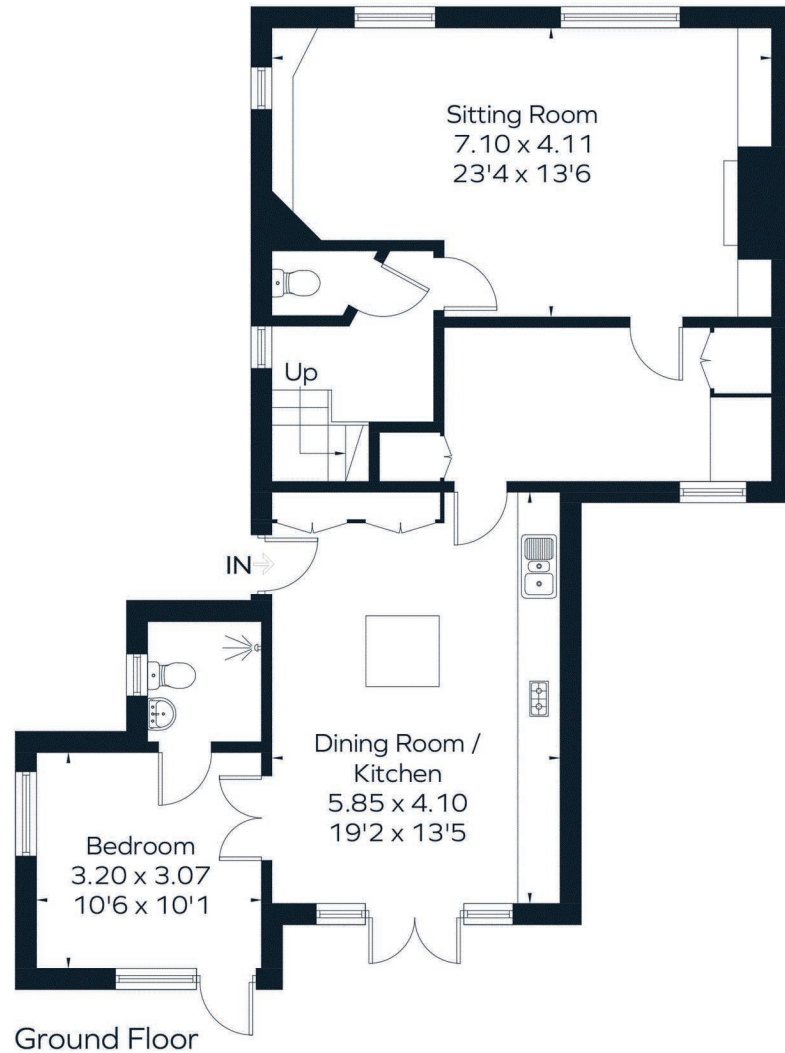
This attractive rural north Oxfordshire village of Ardley-with-Fewcott offers a public house (The White Lion) and is ideally located for easy access to the M40 (junction 10) for access to London & Birmingham. Comprehensive facilities, including a shopping centre and a mainline railway station, can be found in the nearby market town of Bicester approx. 4 miles away. There are also local schools, both state and private, and ample bridleways and footpaths for walking and riding.



Approximate Area = 155.3 sq m / 1672 sq ft

Garage / Office = 25.7 sq m / 277 sq ft

Total = 181 sq m / 1949 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 326693

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 |
|--|---|---------|-----------|
| Very Energy Efficient (Low Energy Costs) | A | | |
| Energy Efficient (Low Energy Costs) | B | | |
| Decent Energy Efficiency (Low Energy Costs) | C | | |
| Decent Energy Efficiency (Medium Energy Costs) | D | | |
| Decent Energy Efficiency (High Energy Costs) | E | | |
| Decent Energy Efficiency (Very High Energy Costs) | F | 67 | |
| Very Poor Energy Efficiency (Very High Energy Costs) | G | | 78 |

EU Directive 2002/91/EC
England & Wales

