



CHARLES BARTLETT  
RESIDENTIAL



# Smudge Barn Hyde Road

Denchworth, Wantage, OX12 0DX

£2,450 Per month

Beautiful thatched barn conversion in Denchworth which has been designed and finished to the highest standard, including exposed beams and wooden flooring throughout.

The open plan kitchen with integrated fridge/freezer and dishwasher and reception room provides excellent spacious living and entertaining space with a vaulted ceiling and doors opening out to the garden.

The master bedroom provides an en suite wet room and a walk in wardrobe with doors leading out to the garden, the second double bedroom has an en suite (Jack and Jill) bathroom and again doors opening to the garden.

The property includes off street parking and benefits from underfloor heating.

Available immediately  
EPC Rating C  
Council Tax Band D

A non-refundable holding deposit of £565.00 will be required to reserve this property

VIDEO TOUR AVAILABLE UPON REQUEST!

- Beautiful Thatched Barn
- Two Ensuite Bedrooms
- Open Plan Living Room/Kitchen
- Underfloor Heating
- Exposed Beams
- Private Rear Garden
- Patio
- Gated Entrance to private estate
- Off Street Parking
- Available immediately



Viewing

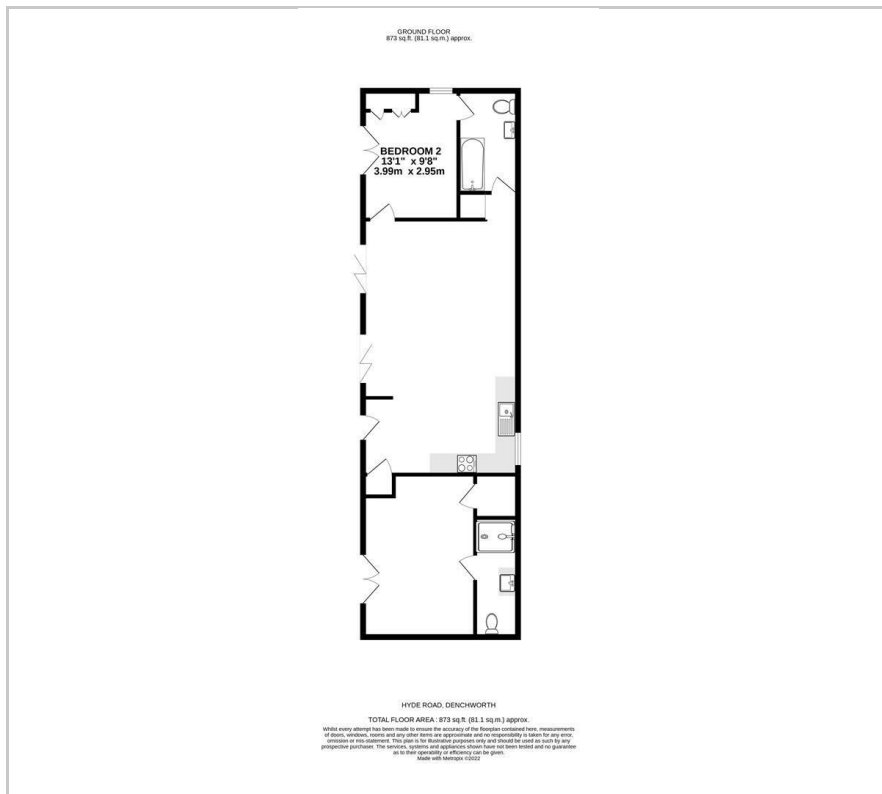
Please contact our Charles Bartlett Residential Office on 07939 496551

if you wish to arrange a viewing appointment for this property or require further information





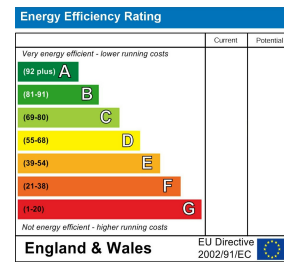
## Floor Plan



## Area Map



## Energy Efficiency Graph



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