



2 STABLE COTTAGE

GINGE, OX12 8QT

£2,150 PER MONTH

2 Stable Cottage is a lovely rarely available 3 double bedrooms property which forms part of a country manor estate in the beautiful Oxfordshire village of Ginge. Approximately 4 miles from the market town of Wantage, the estate is nestled within the North Wessex Downs which is designated an Area of Outstanding Natural Beauty

The property is set within a secluded country estate but is still within a reasonable distance of the award winning market town of Wantage and approx 7 miles from Didcot which has a mainline train station, Paddington 45 minutes, numerous shops and amenities

The accommodation comprises: Entrance hallway, cloakroom, utility room, open plan kitchen, dining and sitting room with patio doors to rear garden. 3 double bedrooms, en-suite shower room and family bathroom

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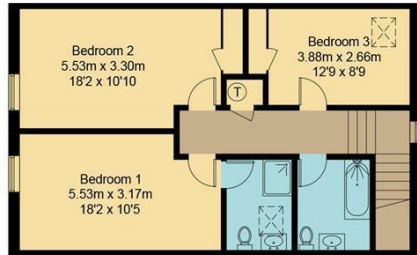


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Stable Cottages, OX12

Approximate Gross Internal Area = 142.9 sq m / 1538 sq ft
 Green House = 5.0 sq m / 54 sq ft
 Shed = 3.9 sq m / 42 sq ft
 Total = 151.8 sq m / 1634 sq ft
 Garden / Driveway Area = 177.9 sq m / 1915 sq ft

= Reduced headroom below 1.5m / 5'0"

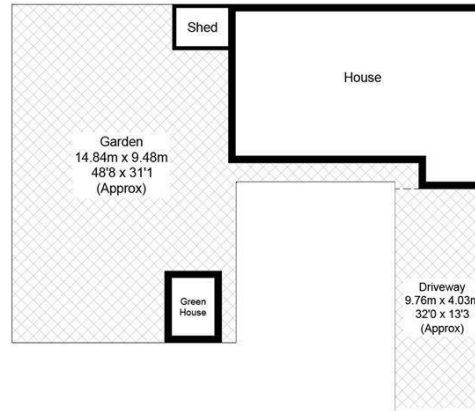


First Floor



Ground Floor

(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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