



FARNBOROUGH OX17
£4,250 PER MONTH AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Farnborough OX17

£4,250 Per Month
Furnished

 **4 Bedrooms**
 **2 Bathrooms**
 **3 Receptions**

Features

- 4/5 Bedrooms, - 3 Reception Rooms, - Kitchen/Family/Dining Room, - En-Suite Shower Room, - Short Let, - Council Tax Band G, - Available to locals, subject to Section 106 Restriction

Council Tax

Council tax band not specified

Hamptons

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{ AN INDIVIDUAL FOUR BEDROOM PROPERTY AVAILABLE AS A SHORT LET.

The Property

The property is offered as a furnished short let with an oil fired boiler serving underfloor heating to the ground floor and radiators to the first floor. The sitting room features a stone Inglenook style open fireplace, ceiling beam and window to the front elevation. The kitchen has a large open plan design suitable for dining and living space with french doors opening to the rear garden. The kitchen offers a range of appliances including a Fridge, Freezer and dishwasher and leads off to a study/snug and studio room. On the first floor an L-shaped landing gives access to four bedrooms and family bathroom. The principal bedroom features a vaulted ceiling, an en-suite shower room and a dressing room. The guest bedroom has an en-suite shower room and leads into a study with conservation windows with a balcony overlooking the garden. There are fitted wardrobes in the remaining two bedrooms and the family bathroom features a claw and ball roll top bath and a separate shower.

Outside

There is a gravelled driveway to the left of the property providing parking for 2/3 vehicles with additional parking to the right hand side. The rear garden is enclosed by stone walling to each side and a hedgerow to the rear boundary. Principally laid to lawn, the gardens are arranged on three levels with stone retaining walls and steps to one side. There is a paved terrace adjacent to the property set within retaining stone walls and outside lighting. Each level tier is complemented by flowering borders. The lower tier is laid to lawn with raised flower borders. The middle tier

has a vegetable plot. On the upper tier, there is a second paved terraced area with a pond, a variety of young trees, soft fruit cage and a hardstanding with an open fronted brick construction intended for a summerhouse/outbuilding.

Location

Farnborough is located to the north of Banbury. The village consists predominately of older property, some of which belong to the National Trust, including Farnborough Hall with its grounds and lake. Church and "The Kitchen", an award winning Gastro pub. Further amenities can be found at Leamington, Warwick and Stratford. The property is well situated for access to both the M40 (Jcts 11&12) & M1. Train services from Banbury (London/Marylebone - approx. 52 minutes). Schools consist of a Primary at Fenny Compton, Comprehensive at Kineton, Grammar at Stratford, Preparatory at St Johns Priory (Banbury) and The Croft (Stratford). Public and private schools at Bloxham, Tudor Hall, Warwick and Sibford.

Approximate Area = 268.3 sq m / 2888 sq ft

Storage = 5.2 sq m / 56 sq ft

Total = 273.5 sq m / 2944 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 309642

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.

