



MIDDLE LANE BALSQUOTE OX15
£5,000 PER MONTH AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Middle Lane Balscote OX15

**£5,000 Per Month
Furnished**

 **5 Bedrooms**
 **3 Bathrooms**
 **4 Receptions**

Features

- Open Plan Kitchen & Breakfast Room, - Dining Room, - Main Reception Room, - Games Room/ Barn, - Principle Bedroom & Ensuite Bathroom, - Three Further Bedrooms, - Fifth Bedroom/ Study, - Family Bathroom, - Utility/ Shower Room, - Furnished, - Parking, - Private Garden

Council Tax

Council Tax Band G

Hamptons

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{ FULL OF RUSTIC CHARM, A FOUR/ FIVE BEDROOM FARMHOUSE IN BALSQUOTE

The Property

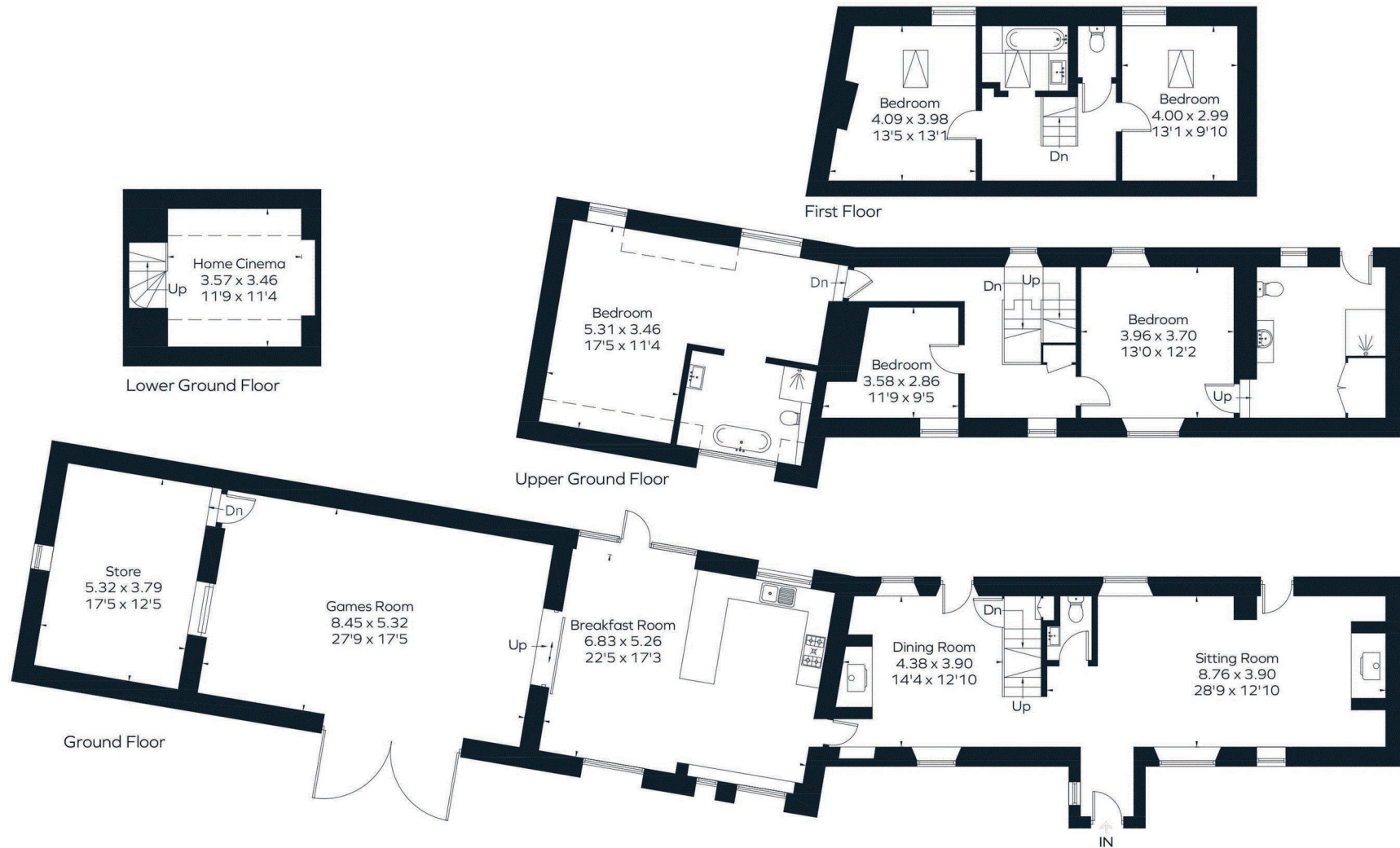
A thoughtful and sympathetic renovation, full of rustic charm and farmhouse character, this property offers flexible accommodation across four floors. With an impeccably curated fully furnished interior- a statement to its period heritage- the interior space is particularly well planned to ensure maximum use of space throughout the property. The ground floor comprises an open plan kitchen breakfast room with direct access to the rear garden, equipped with modern, built in appliances. Tenants have use of the adjoining games barn housing a pool table. There is a separate dining room with fireplace and log burner, guest cloakroom, and the main reception room with a fireplace and log burner. The first floor principal bedroom with open plan ensuite with roll top bath, bedroom/ study, second bedroom with ensuite shower room with built in utility cupboard housing a washing machine and tumble dryer- there is also direct access out to the rear garden. On the top floor is the family bathroom with whirlpool bath, and two further bedrooms most suitable for children- one bedroom housing a built in single bunk bed. There is a mature rear garden partly laid to lawn and off road parking. * All bills included within the SHORT LET, bar Oil.

Location

Balscote is a small and well-considered village on the borders of North Oxfordshire and South Warwickshire. The village offers a local public house (The Butchers Arms), village hall and 14th Century Church. More facilities can be found in Banbury and Chipping Norton,

or further afield in Oxford, Stratford-upon-Avon and Leamington Spa. Excellent communication links on to the M40 at J11 (Banbury) or M40 at J12 (Gaydon) 6 and 10 miles respectively. Mainline train services from Banbury to London Marylebone (under the hour). Schooling in the area includes primary schools at Wroxton, North Newington and Shenington, with senior state schooling at North Oxfordshire Academy and The Warriner, Bloxham. Local independent schools include St Johns Priory (Banbury), Carrdus (Overthorpe), Sibford School (Sibford Ferris), Warwick Prep, Kings High (Warwick), Warwick School, Bloxham School and Tudor Hall Girls (Bloxham). The property is also in the catchment area for the Stratford-upon-Avon Grammar Schools.





Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 327396

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.

