



SCHOOL LANE RATLEY OX15
£3,000 PER MONTH AVAILABLE 19/07/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

School Lane Ratley OX15

£3,000 Per Month
Unfurnished

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

Features

- Period property, - Village location, - Wood burner, - Kitchen/ breakfast room with Aga, - Utility room, - Five bedrooms, - Three bathrooms (one ensuite), - Guest cloakroom, - Private gardens, - Driveway (no garage), - Unfurnished, - Previous photos used, - Council Tax Band F

Council Tax

Council Tax Band F

Hamptons

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{ BEAUTIFUL FIVE BEDROOMED HOME IN VILLAGE LOCATION.

The Property

Beautiful five bedroom period home in the village of Ratley with garden and driveway. Built from Hornton stone, this home welcomes you in through tiled entrance hallway with wonderfully wood burner feature. Homely sitting room to one side, and practical home office to the other. Utility room with sink and W/C. Further through the hallway, the kitchen/breakfast room has fantastic character with AGA, flagstones, and fitted wooden cabinets. Spacious dining room also with access from the sitting room provides space for a formal setup, great for entertaining. Finally, conservatory opening to the garden perfect for enjoying views of the surrounding hills. Upstairs there is a principal bedroom with en suite, two further bedrooms, and large bathroom with bath tub. The second flight of stairs leads to the final two bedrooms within the eaves and one bathroom.

Outside

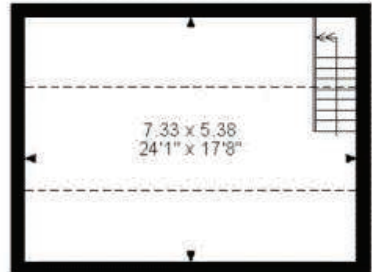
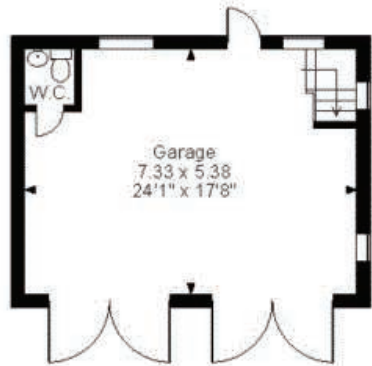
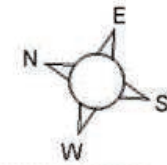
Expansive lawn over the sloped garden, smart decking for Summer dining, and views of the surrounding countryside. Driveway parking, garages not included.

Location

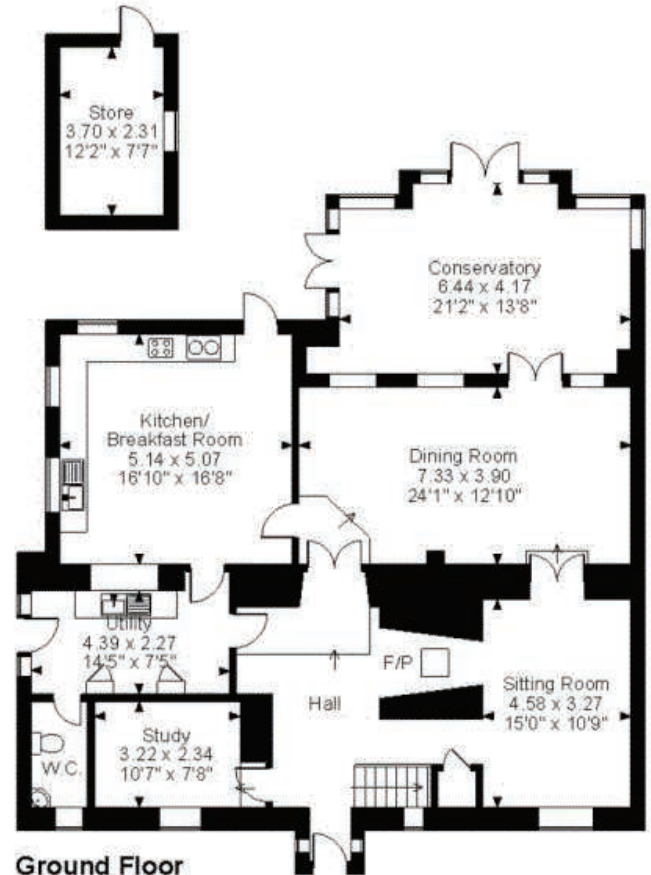
Ratley is a short distance from Gaydon and the local motorway network whilst only being 10 miles from Banbury. There is a great village pub with lots of public footpaths for exploring the countryside.



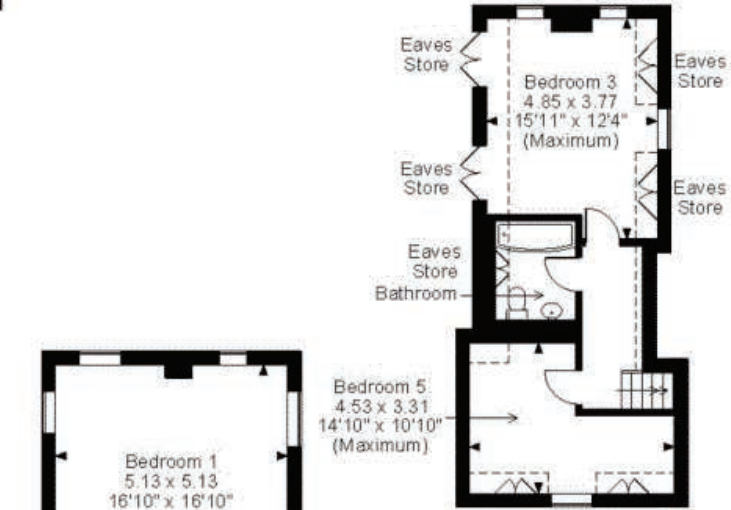
Ratley, Banbury
Approximate Gross Internal Area
Main House = 3004 Sq Ft/279 Sq M
Garage Building = 603 Sq Ft/56 Sq M
Store = 92 Sq Ft/9 Sq M
Total = 3699 Sq Ft/344 Sq M



Floor Above Garage



Ground Floor



Second Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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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
100-92	A		
91-82	B		96
81-69	C		
68-55	D		
54-45	E	54	
44-35	F		
34-20	G		
<small>For more information on energy ratings</small> <small>For more information on energy ratings</small>			
<small>England & Wales</small>			<small>EU Directive</small> <small>2002/91/EC</small>

