



CULWORTH OX17
£2,250 PER MONTH AVAILABLE 15/08/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Culworth OX 17

£2,250 Per Month
Unfurnished

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

Features

- Rural location, - Four bedrooms, - Dining Room, - Reception Room, - Utility/Cloakroom, - Kitchen with AGA & breakfast room, - Available now

Council Tax

Council Tax Band G

Hamptons

44 Market Place
Banbury, OX16 5NW
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{ A FOUR BEDROOM FAMILY HOME SET IN A RURAL LANDSCAPE

The Property

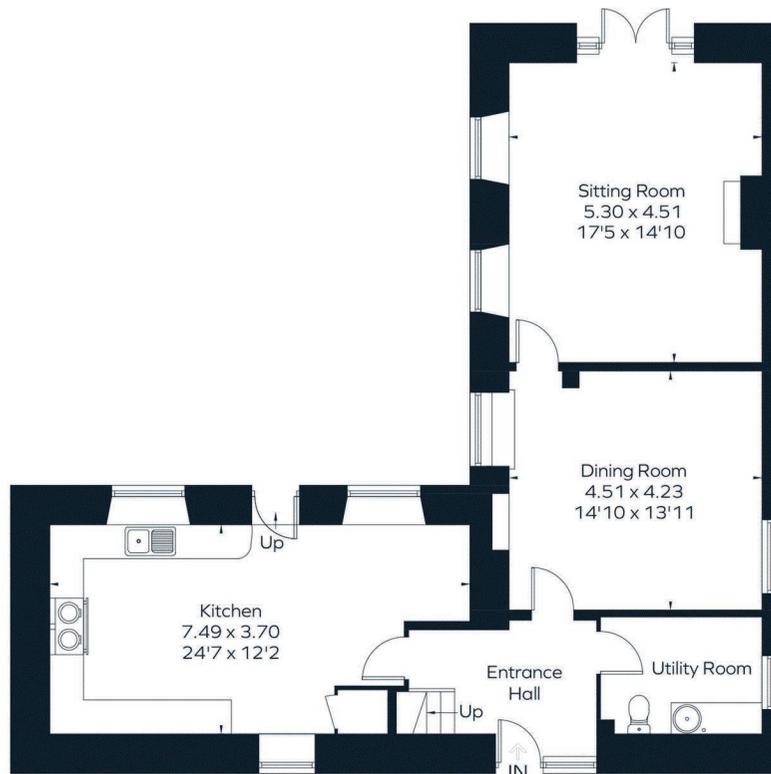
A well appointed four bedroom period cottage with private garden and car port, and countryside views. The ground floor comprises a welcoming entrance hall leading through to the bright kitchen breakfast room, which benefits from an Aga and a direct access out to the garden. There is a utility/cloakroom, dining room and main reception room with double doors to a paved seating area. To the first floor there is a principle bedroom with ensuite bathroom, three further bedrooms, laundry closet and family bathroom. Available now for long term let.

Location

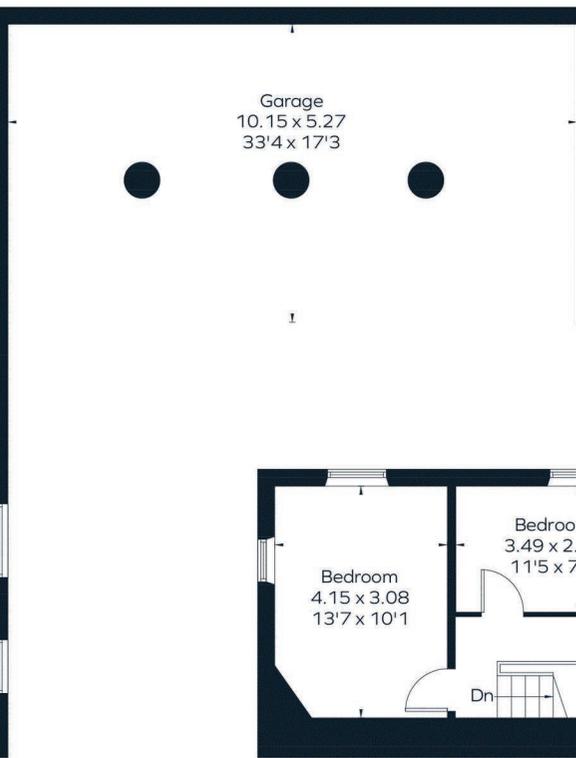
Located on the outskirts of Culworth, located north east of Banbury in the South Northamptonshire countryside. Amenities within the village include butchers, the Red Lion public house and a local village church. Primary schooling is available within the village and secondary schooling is at the Chenderit School in Middleton Cheney. More comprehensive facilities can be found in Banbury to include the Castle Quay Shopping Centre and the Spiceball Park Leisure Centre. There is also a mainline railway station in Banbury. The M40 at junction 11 provides access to both London and Birmingham



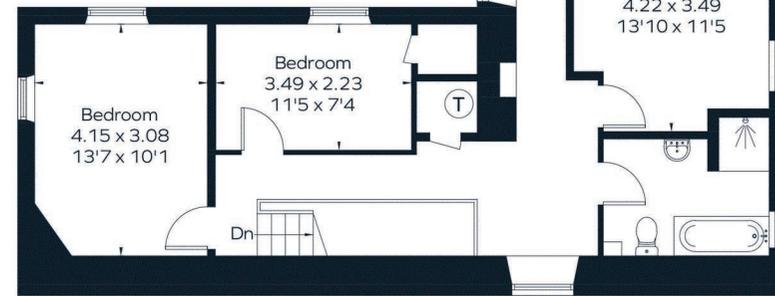
Approximate Area = 174.5 sq m / 1878 sq ft
 (Excluding Open Garage)



Ground Floor



Garage
 10.15 x 5.27
 33'4 x 17'3



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 312851

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.

