



HIGH STREET BRACKLEY NN13
£3,500 PER MONTH AVAILABLE NOW



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

High Street Brackley NN13

£3,500 Per Month
Unfurnished

 **7 Bedrooms**
 **3 Bathrooms**
 **3 Receptions**

Features

- Entrance Hall, - Reception Room, - Dining Room, - Kitchen, - Snug, - Principal bedroom with ensuite, - Six additional bedrooms, - Two bathrooms, - Cloakroom, - Utility Room, - Car port, - Workshop

Council Tax

Council Tax Band D

Hamptons

44 Market Place
Banbury, OX16 5NW
01295 277882
banburylettings@hamptons.co.uk
www.hamptons.co.uk

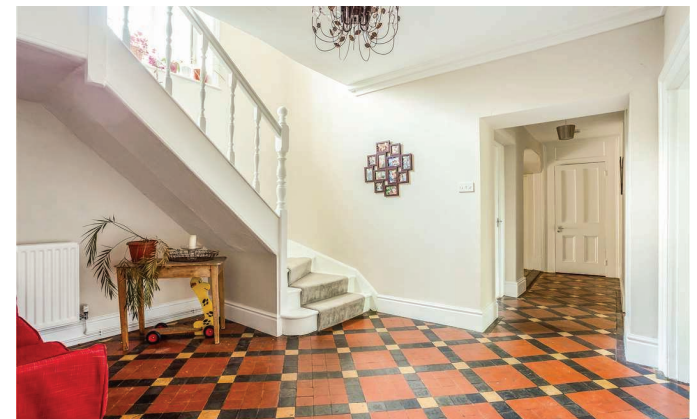
{ A SEVEN BEDROOM FAMILY HOME IN BRACKLEY AVAILABLE TO RENT

The Property

New to the market is this wonderful seven bedroom family home, with private driveway and secure gardens. Entering the property from the High Street through the private gates, the main entrance to the property can be found on the right hand side. Leading through to an impressive entrance hall, to the ground floor the main reception room, dining room, kitchen, snug/ office, utility and cloakroom. To the first floor is the principal bedroom with walk in wardrobe and ensuite bathroom. There are three further bedrooms and a family bathroom. Accessed via a discreet stairway and offering flexible accommodation to the top floor, there are two further bedrooms with original oak flooring and a jack & jill bathroom.

Location

The South Northamptonshire town of Brackley lies between Banbury and Buckingham. The town prospered during the 18th and 19th Centuries as an important point on the Oxford-Northampton coaching route- several inns can still be seen today. The town is centred around the Market Place and High Street, with the focal point being the Town Hall built in 1706 for the first Duke of Bridgewater. To the opposing end, the favoured Winchester School is located, opposite the park. The town offers many facilities including supermarkets, doctors, dentists, schooling, a leisure centre and a swimming pool. The town is conveniently located for the A43 dual carriageway providing access for the M1 and M40 motorways. Railway services can be found at Banbury and Bicester (London Marylebone).



Approximate Floor Area = 400.7 sq m / 4313 sq ft
 Cellar = 21.1 sq m / 227 sq ft
 Outbuilding(s) = 44.0 sq m / 474 sq ft
 Total = 465.8 sq m / 5014 sq ft
 (Including Garage / Excluding Open Store)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69327

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		
Band	Current	Potential
A		
B		
C		74
D		
E	49	
F		
G		

For energy efficient appliances visit: www.eur-energies.com

England & Wales EU Directive 2002/91/EC

