



**CULWORTH OX17**  
*£1,350 PER MONTH AVAILABLE NOW*

**Hamptons**

THE HOME EXPERTS



# { THE PARTICULARS }

Culworth OX 17

**£1,350 Per Month**  
**Unfurnished**

 **2 Bedrooms**  
 **1 Bathroom**  
 **1 Reception**

## Features

- Two double bedrooms, - Family bathroom, - Kitchen/Breakfast Room, - Some appliances, - Living Room, - Garden area, - Patio Area, - Sorry No pets

## Council Tax

Council Tax Band C

## Hamptons

44 Market Place  
Banbury, OX16 5NW  
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www.hamptons.co.uk

# { SPACIOUS, LIGHT , AIRY CONVERSION NEAR CULWORTH }

## The Property

This converted barn style property is located on a farm and is approached via a shared driveway to another adjacent property. With two double bedrooms, a family bathroom with a shower, this home is located adjacent to a farm. The recently fitted kitchen has space for a dining table, the spacious living room has a triple aspect and is light and airy. Outside there is a garden area and parking too.

## Outside

Garden and patio areas

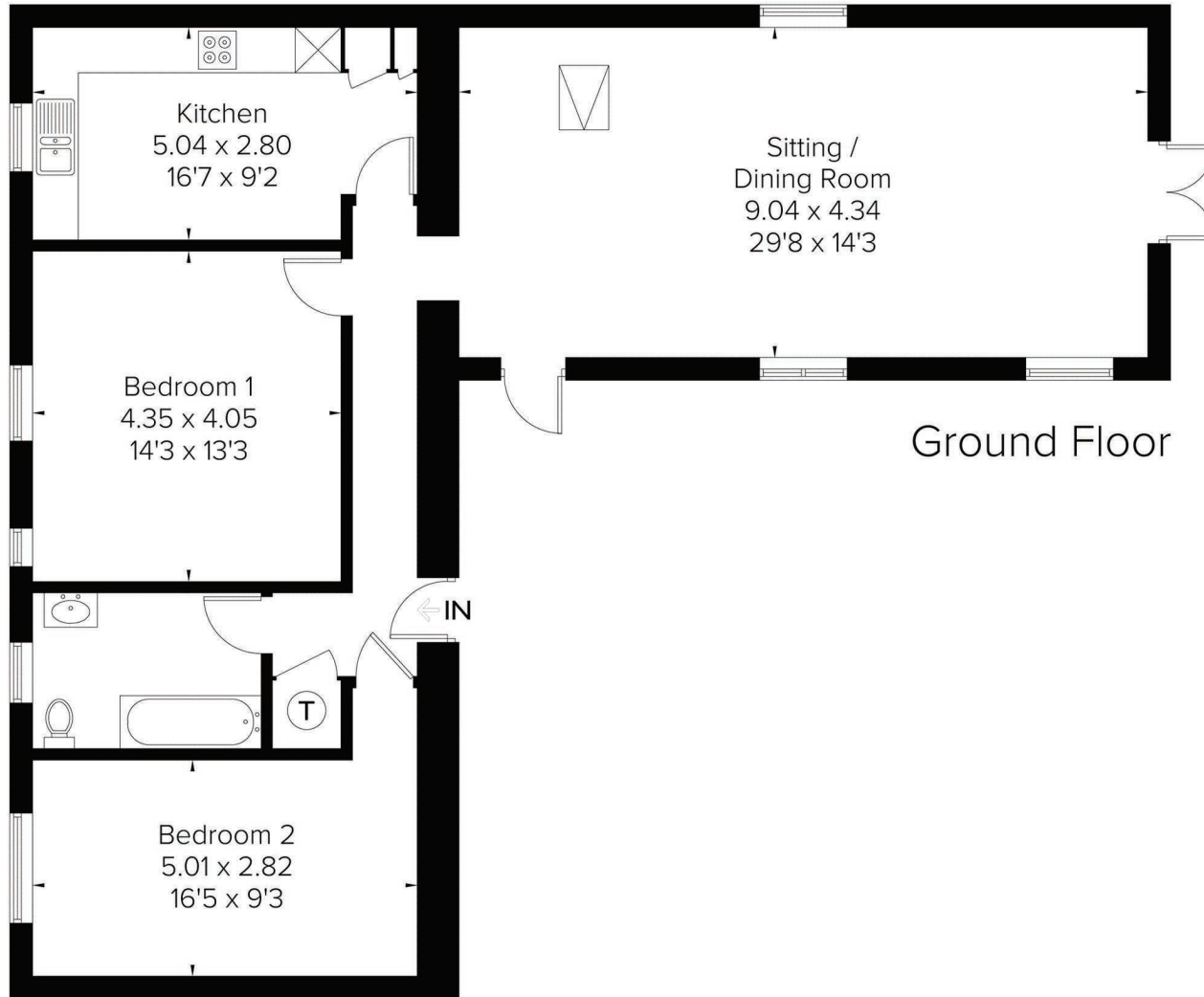
## Location

Culworth is located north east of Banbury in the South Northamptonshire countryside. It has a long street of stripy lime and ironstone cottages with a war memorial on the steps of the old cross. It is believed that Charles I first stayed here before the Battle of Cropredy Bridge. 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.



# Farm Barn, Culworth

Approximate Gross Internal Area = 104.9 sq m / 1129 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 222016

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

### 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.

