




{ BANBURY ROAD CULWORTH OX17  
£4,250 PER MONTH AVAILABLE NOW

Hamptons  
THE HOME EXPERTS

# { THE PARTICULARS

Banbury Road Culworth OX17

£4,250 Per Month  
Unfurnished

 5 Bedrooms  
 3 Bathrooms  
 2 Receptions

## Features

- Rural location, - Five bedrooms, - Three bathrooms (one ensuite), - Reception Room, - Open plan kitchen dining, - Study, -  
Utility/ boot room, - Cloakroom, - Cellar, - Private garden, - Available now  
Council Tax

Council tax band not specified

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# { A BRAND NEWLY REFURBISHED FIVE BEDROOM FAMILY HOME WITH GARDEN

## The Property

Finished to a high and exacting specification throughout, Magpie Farmhouse is now available for long term let. The ground floor boasts a stylish reception room with oak floors, fireplace, bespoke storage and feature wall light fittings, a beautifully appointed modern kitchen fitted with new integrated appliances, a utility/boot room, cloakroom and study. To the first floor, the principal bedroom with built in wardrobes and ensuite shower room, two further bedrooms and family bathroom which is host to a stand alone bath tub and separate shower. Up on the second floor are additional two bedrooms, each with exposed beams and pretty light fittings, and a second family bathroom with bath and separate shower. The garden is primarily laid to lawn with a patio area located close to the kitchen access, and a newly gravelled area for parking. There are two parking spaces available within a car port. The property has a wealth of storage to include the cellar and the lock up store room, accessible from the garden.

## Location

Located on the outskirts of Culworth and Sulgrave, north east of Banbury in the South Northamptonshire countryside. Amenities within the villages include a butchers, the Red Lion public house, a local village church along with the Sulgrave's village shop. Primary schooling is available within the village and secondary schooling is at the Chenderit School in Middleton Cheney. There are a host of private schools located within a commutable distance. More comprehensive facilities can be found in Banbury to include the Castle

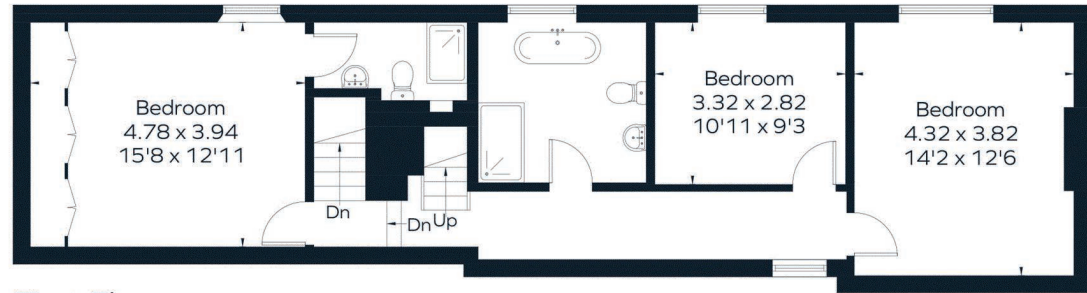
Quay Shopping Centre and the Spiceball Park Leisure Centre. There is also a mainline railway station in Banbury. The M40 at junction 11 provides access to both London and Birmingham



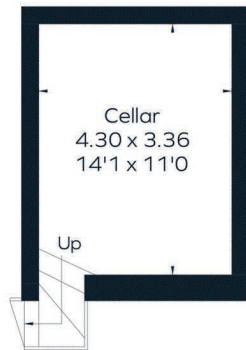
Approximate Floor Area = 240.2 sq m / 2585 sq ft  
 Cellar = 14.7 sq m / 158 sq ft  
 Store = 7.9 sq m / 85 sq ft  
 Total = 262.8 sq m / 2828 sq ft



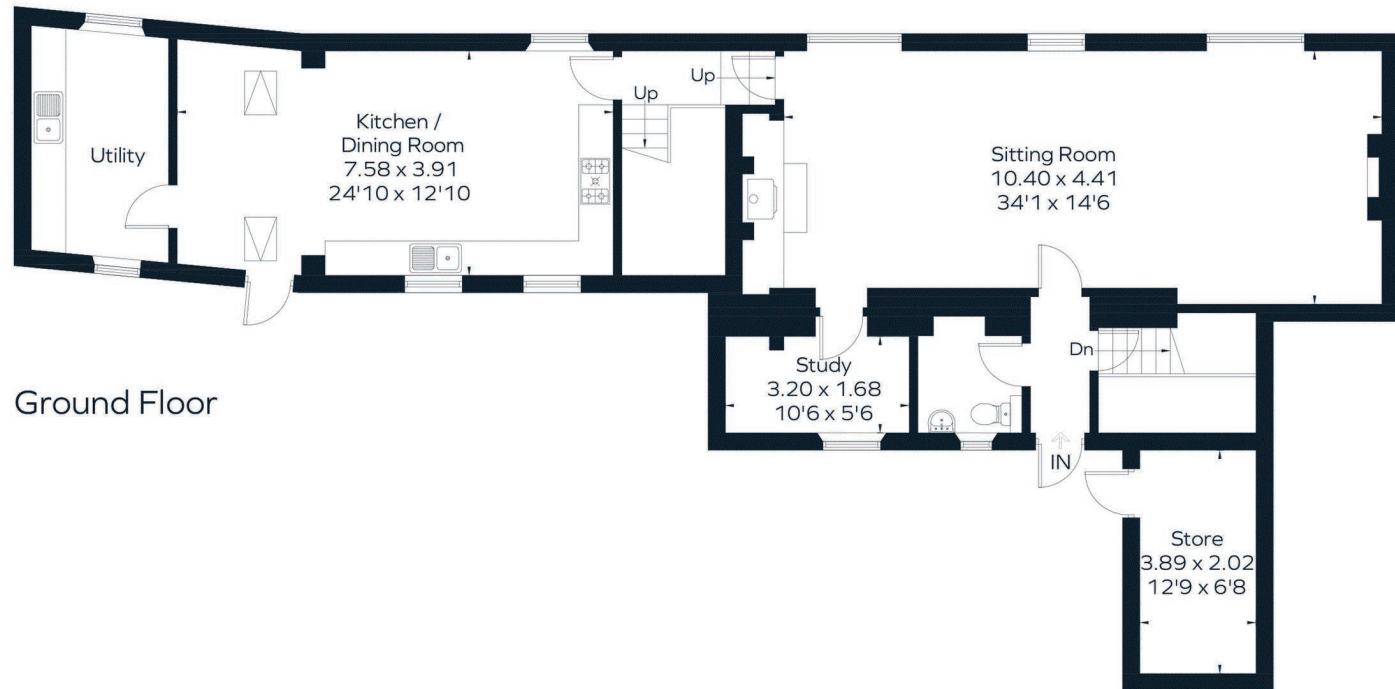
Second Floor



First Floor



Cellar



Ground Floor



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 #86074

#### 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.

