






{ WROXTON LANE HORLEY OX15
£1,300 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Wroxton Lane Horley OX15

£1,300 Per Month
Unfurnished

 2 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Two bedrooms, - Two bathrooms (both ensuite), - Kitchen, - Open Plan Living/ Dining Room, - Cloakroom/ Utility, - Garden, - Parking

Council Tax

Council Tax Band C

Hamptons
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{ A WELL PRESENTED TWO BEDROOM COTTAGE AVAILABLE TO RENT IN HORLEY

The Property

This well presented home offers a thoughtful balance of character features and modern finishes, arranged over three floors with a private garden and covered parking. The entrance hall, with flagstone flooring and neutral decoration, leads to a cloakroom with wash hand basin, wc and space for washing machine/ tumble drier. The principal living and dining area is light and welcoming, with two front aspect windows, a solid oak floor, and a calor gas coal effect stove set on a slate hearth. A fitted pine dresser adds storage and display space, while French doors open directly onto the rear patio and enclosed garden. The kitchen also features slate flooring and includes a range of oak wall and base units with marble effect work surfaces, an inset stainless steel sink, and an electric oven with induction hob. There is plumbing and space for a dishwasher, and free standing fridge/freezer, along with views over the garden from the rear windows. On the first floor, the principal bedroom includes a dressing room area with wardrobe and chest of drawers, an ensuite shower room and extensive storage cupboard. A third floor second bedroom is served by an ensuite bathroom, and eaves storage.

Outside

Outside, the rear garden is enclosed with wooden fences and is laid mainly to lawn, with a garden shed for storage. The property further benefits from an oak framed covered parking space for one vehicle.

Location

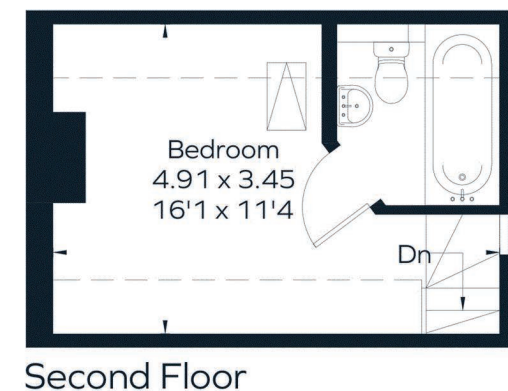
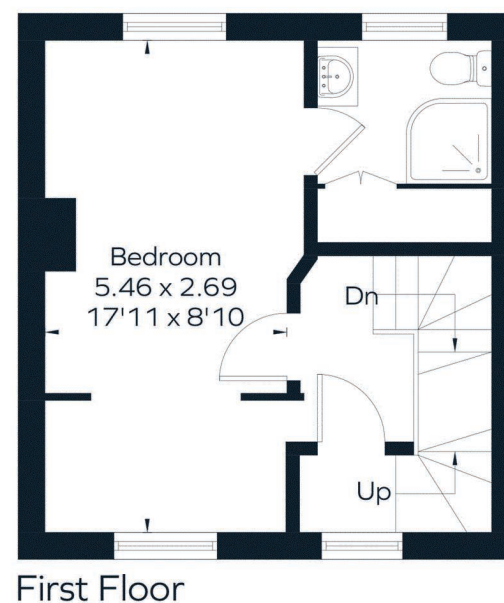
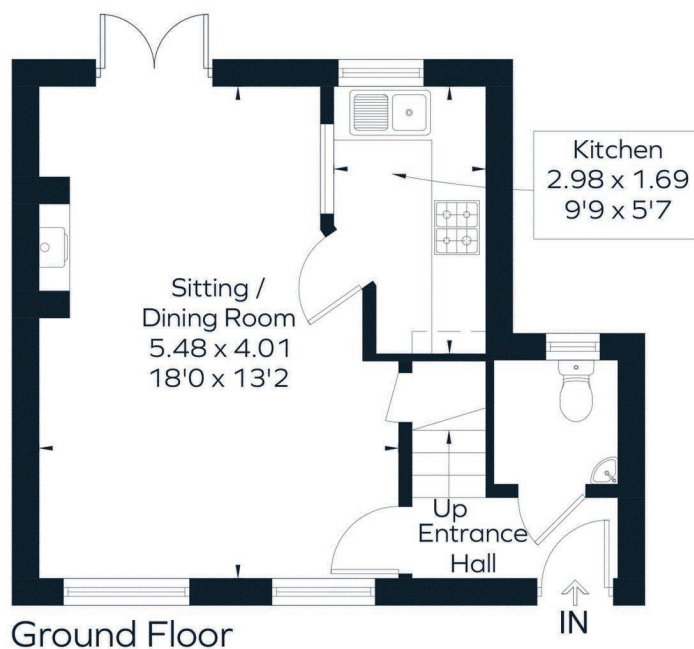
Horley is a tranquil village situated approximately 3

miles northwest of Banbury in north Oxfordshire. It offers a blend of rural charm and convenient access to local amenities and transport links, making it an appealing choice for those seeking a peaceful yet well-connected setting. The village is home to traditional establishments such as the Red Lion pub, providing a welcoming community atmosphere. For more extensive shopping, dining, and leisure options, Banbury town centre is just a short drive away, offering a variety of services and facilities. Horley benefits from a rural bus service, enhancing connectivity to nearby villages and towns. The village is also within reach of Banbury railway station, offering direct services to London Marylebone and Birmingham.





[] = Reduced head height below 1.5m



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 #99047

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.

