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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

To Let : The Little House, Mays Farm, Ewelme, Wallingford OX10 6QF

A two bedroom detached cottage situated on a working farm with views over open countryside. Available end June/Early July 2024.



A two-bedroom cottage presented in good order throughout, featuring a double aspect living/dining room with wood burner, a modern fitted kitchen with wall and base cupboards, contrasting laminated work surfaces with metro tiled splashbacks, integrated electric oven, ceramic hob and extractor hood, freestanding fridge/freezer. There is also a separate utility area with washing machine.

On the first floor are two bedrooms a bathroom with shower over, with a separate w.c

Outside there are good size gardens surrounding the house with a timber storage shed, oil storage tank and gravelled driveway offering parking for two to three cars.

Please note that this property is situated within a working farm with agricultural process going on throughout the year.

To Let: £1695.00 pcm Unfurnished EPC rating E

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T: 01483 418151

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- Local Authority: South Oxon District Council
- Council Tax: Band D
- Rent: £1695.00 per calendar month exclusive of all connected utilities and council tax
- Term: A proposed minimum term of 12 months unless otherwise agreed in advance.
- Services; Oil fired central heating, mains electric, private water and private drainage.
- Broadband -Fibre to cabinet
- Parking: gravelled driveway offering parking for two to three cars
- Flood risk - the property is in flood zone 1

All negotiations for any rental contract are 'Subject to Contract' and 'without prejudice'.

If you are interested in renting this or any other property that Simmons and Sons Surveyors LLP are offering, please email the terms of your offer to the individual or office dealing with the property.

We have a legal duty to check every tenant has the Right to Rent in the UK. Therefore, please provide us with a copy of your original ID in the form of a passport, biometric resident card, or identity card in order for this to be certified.

To comply with our due diligence procedure, we require proof of address before you move into the property which can be either a bank statement or utility bill, this must be dated within the last 3 months. We can accept scanned copies. Please note driving licence cannot be accepted.

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. If at any time during that extended period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm and your Land-

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