

7 Manor Cottages

Garford, Oxfordshire



TO LET

A semi-detached family home in the heart of the hamlet, with large garden and view over the countryside to the rear

Accommodation

Entrance Hall • Sitting Room • Dining Room • Kitchen • Conservatory
3 Bedrooms • Shower Room
Enclosed Garden • Patio & Decked Areas • 1 Garage En-bloc

Description

Available for a long term tenancy, this family home benefits from well proportioned accommodation on 2 floors, with modern kitchen and shower room.

The gardens are stunning and have been beautifully planted with flower, shrub and herbaceous borders, to the front, side and rear.

Situation & Amenities

Wantage 7 miles • Faringdon 7 miles • Oxford 13 miles • Swindon 19 miles
(all distances approximate)

Garford is a quaint hamlet, situated between Frilford Heath and Wantage, surrounded by open countryside, in the Vale Of White Horse. The hamlet itself has a village hall and chapel dating back to the 13th Century.

The nearby towns of Abingdon and Wantage provide a wide range of shopping facilities and local amenities. The historic University City of Oxford provides further extensive shopping, cultural recreation and architecture.



Schools
Abington Prep. School 1.5 miles
St. Hughes Preparatory School 10 miles



Pubs
The Black Horse 3 miles



Train Station
Didcot Parkway 10 miles



Shops
Milletts Farm Centre 2 miles
Wantage 7 miles




Fixtures and Fittings

Available to let unfurnished. Integral oven, electric hob and washing machine.

(Please note this property is about to be redecorated and recarpeted prior to a tenancy commencing. Any items shown in marketing material or during a viewing may be subject to change prior to a tenancy commencing).

Services

 Mains water  Main electricity  Septic Tank  LPG gas central heating.

 Telephone and Broadband subject to individual packages and BT transfer regulations. Accessibility can be checked online via: checker.ofcom.org.uk.

Council Tax: Band C. Vale of White Horse - Tel 01235 422422.

Outgoings The tenant(s) will be responsible for all outgoing and running costs (excluding water) during the tenancy, to include Council Tax.

Viewings Strictly by appointment - Tel: 01993 822325.

Directions OX13 5PB

From Oxford, travel on the A420 towards Swindon for approximately 4½ miles. At the roundabout, turn left onto the A338 towards Wantage. Continue through Frilford and at the traffic lights, proceed straight ahead. After approximately ½ a mile, turn left signposted to Garford. On entering the village, proceed round the left hand bend and continue for around 150 yards, where 7 Manor Cottages will then be found on the left hand side, with on street parking.

What3Words: /// Treaty.trainer.health

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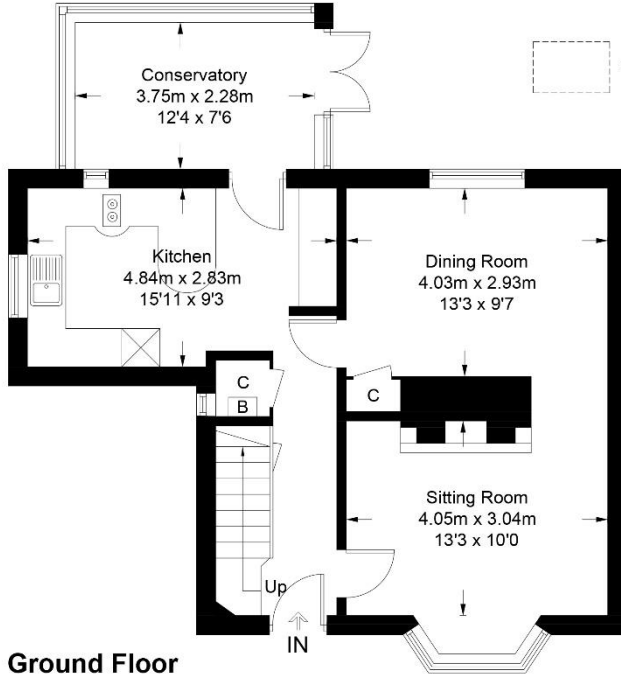


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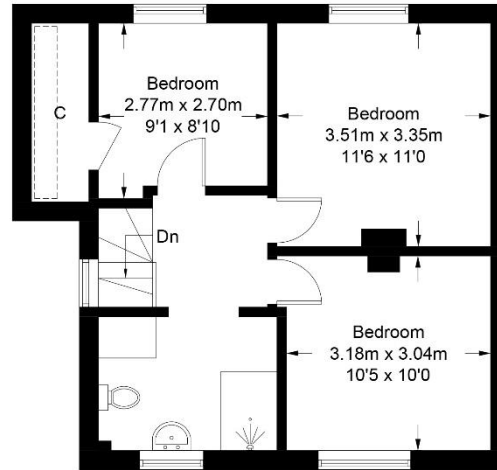
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7 Manor Cottages, Garford, OX13 5PB



Ground Floor
60.5 sq m / 651 sq ft



First Floor
44.1 sq m / 475 sq ft

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1112593)



Energy Efficiency Rating		Current	Potential
Not energy efficient - lower running costs	(G+)		
A	(A+)		
B	(B)		92
C	(C)		
D	(D)		
E	(E)	53	
F	(F)		
G	(G)		
Not energy efficient - higher running costs	(G)		

England & Wales
www.epcreg.com

EU Directive
2002/91/EC