

Barley Beans
Bruern, Oxfordshire



TO LET

A semi-detached family house in a rural location with far reaching views over the surrounding countryside

Accommodation

Entrance Porch • Sitting Room • Kitchen/Breakfast Room • Study/ Bedroom • Shower Room
First Floor: 3 Double Bedrooms • Family Bathroom
Lawned Garden • Private Parking

Description

Barley Beans is one of 2 well-presented semi-detached houses, which provide adaptable family accommodation on 2 floors.

Set in a rural location, the property benefits from far reaching views over the surrounding countryside from almost every window.

Situation & Amenities

Burford 6 miles • Stow-on-the-Wold 9 miles • Banbury 19 miles
Kingham Station (mainline train service to Paddington) 5 miles
(All distances are approximate)

Bruern is a small hamlet located between the villages of Fifield and Nether Westcote in an Area of Outstanding Natural Beauty, located close to the historic towns of Burford and Stow-on-the-Wold. Both towns provide a wide range of daily shopping requirements, whilst Cheltenham and Oxford provide extensive cultural, sporting, educational and shopping amenities. The surrounding countryside offers a wealth of sporting opportunities and bridle paths for walking and riding.

There are a range of excellent public and private schools in the area covering all ages. Communications are excellent with regular mainline services from Shipton-under-Wychwood a short drive away. Kingham and Charlbury stations to London Paddington approximately 90 minutes.

Watersports at the Cotswold Water Park, Golf at Burford and Cirencester, racing at Cheltenham and Newbury and theatres at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon.





Fixtures and Fittings

Available to let Unfurnished. Integral electric cooker with extractor over. Space for washing machine, dishwasher and fridge freezer.

(Please note any items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).

NOTE: The photos are taken from a previous marketing campaign.

Services



Mains Water



Mains Electricity



Septic Tank Drainage



Oil Central Heating



Telephone and Gigaclear broadband availability subject to packages and transfer regulations. Accessibility can be checked online via; checker.ofcom.org.uk

Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit.

West Oxfordshire District Council - Tel: 01993 861000. Council Tax Band C.

Viewings Strictly by appointment - Tel: 01993 822325

Directions OX7 6HB

From Burford High Street, proceed down the hill and over the bridge. At the mini roundabout turn left towards Stow-on-the-Wold. Continue on this road and after approx.

3 miles turn right signposted Bruern. Proceed down the hill and turn left at the junction. Barley Beans will then be found after approx. 150 yards on the right.

What3Words

///hoops.shelf.eagles





Disclaimer

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn LLP, nor the landlord, accepts responsibility for any error that these particulars may contain, however caused. Neither the partners nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before traveling to view this property.

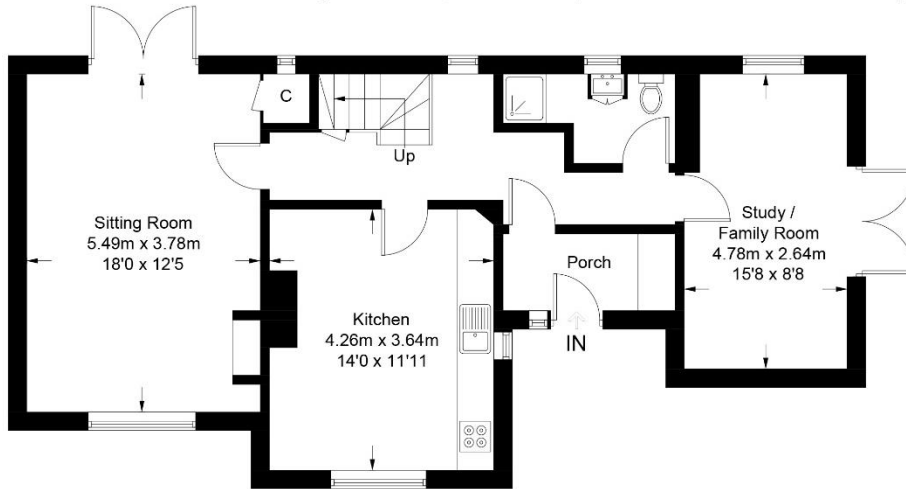
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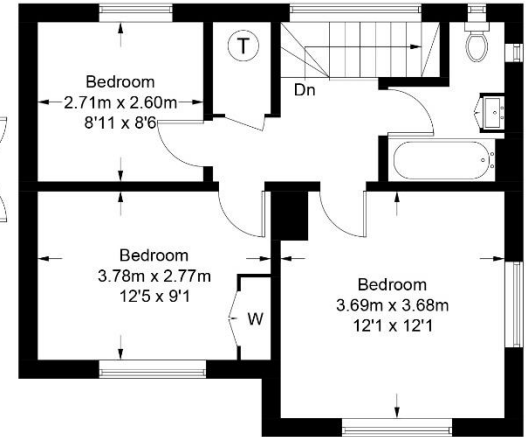
**Butler
Sherborn** 



Barley Beans, Bruern, Nr. Milton Under Wychwood, OX7 6HB



Ground Floor
70.6 sq m / 760 sq ft



First Floor
45.3 sq m / 488 sq ft

Approximate Gross Internal Area = 115.9 sq m / 1248 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID687845)

