

2 Manor Farm Cottages Garford, Oxfordshire



TO LET

A quaint detached cottage on the edge of the hamlet of Garford

Accommodation

Entrance Porch • Sitting Room • Kitchen/Breakfast Room • Bathroom
2 Bedrooms • Dressing Room
Enclosed Garden • Patio Area • Garden Store • Parking for 1 car

Description

Available for a long term tenancy, 2 Manor Farm Cottages is a cosy 2 bedroom cottage laid out over 2 floors, with many original features including original beams and a feature inglenook fireplace. The property has been updated in recent years to provide a modern kitchen, bathroom and underfloor heating in the ground floor accommodation.

The garden to the rear has a good sized paved terrace against the house ideal for alfresco dining. Stone steps lead up to the raised garden which is laid to lawn and backs on to a field to the rear. There is also a stone garden store.

Situation & Amenities

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

Garford is a quiet 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

Abingdon Prep. School 1.5 miles
St. Hughes Preparatory School 10 miles



Train Station

Dicot Parkway 10 miles



Pubs

The Black Horse 3 miles



Shops

Milletts Farm Centre 2 miles
Wantage 7 miles





Fixtures and Fittings

Available to let unfurnished. Integral oven, electric hob and extractor over. Space for washing machine, dish washer and fridge freezer.

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

For Information

Please note that the staircase leading to the first floor accommodation is quite steep and narrow.

Services



Mains water



Main electricity



Mains Drainage



Oil central heating. Underfloor heating on the ground floor.



Telephone and Gigaclear Broadband subject to individual packages and BT 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 5 weeks security Deposit and Council Tax.

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

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, 2 Manor Farm Cottages can be found on the left hand side as the road bends sharply round to the left - with parking immediately opposite, against the wall for Manor Farm.

What3Words ///fishnet.hence.haunts





Burford Office

2 Lower High Street, Burford,

Oxfordshire, OX18 4RR

T 01993 822 325

E vanessa@butlersherborn.co.uk

E karen@butlersherborn.co.uk

www.butlersherborn.co.uk



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.

