

# STEPPING STONES

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HIGHTOWN ROAD, BANBURY, OXON, OX16 9BE

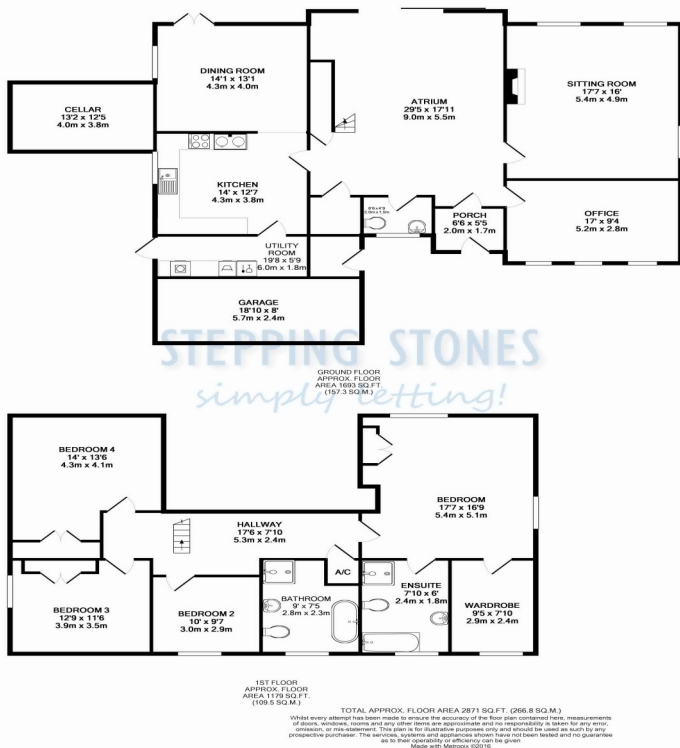
£2,995pcm



A detached four bedroom executive home situated within walking distance of Banbury town centre. The property benefits from having a double garage with power and light with ample driveway car parking, an atrium, office, utility room and walk in wardrobe/dressing room to the master bedroom. EPC Rating: C. **Available: Now.**

- 4 Bedrooms
- 3 Bathrooms
- 3 Reception rooms
- Underfloor heating
- Double garage & driveway
- Utility room





**ENTRANCE HALL:** Porch with door to front aspect. Leading into open plan raised atrium area. Two built in storage cupboards.

**CLOAKROOM:** Window to front aspect. Low level w/c and wash hand basin.

**OFFICE/STUDY:** 17'0 x 9'4 Three windows to front aspect. Built in desk and shelving.

**SITTING ROOM:** 17'7 x 16'0 Window to side aspect. Two sets of French doors leading to the garden. Double sided wood burner.

**ATRIUM:** 29'5 x 17'11 Double height glass and sliding doors to the rear. Double sided wood burner.

**DINING ROOM:** 14'1 x 13'1 French doors to rear garden. Window to side aspect. Door leading down to the cellar.

**CELLAR:** 13'2 x 12'5 With power and light.

**KITCHEN:** 14'0 x 12'7 Window to side aspect. Range of floor and wall mounted units and breakfast bar with granite worktops over. Aga. Built in fridge/freezer.

**UTILITY ROOM:** 19'8 x 5'9 Door to side aspect. Freestanding dryer and dishwasher.

**BEDROOM ONE:** 17'7 x 16'9 Dual aspect windows. Juliet balcony over atrium.

**DRESSING ROOM/WALK IN WARDROBE:** 9'3 x 5'0 Window to front aspect. Built in hanging wardrobes and dressing table.

**EN SUITE:** Window to front aspect. Comprising suite of bath with centre taps, shower cubicle, wash hand basin and low level w/c.

**BEDROOM TWO:** 10'0 x 9'7 Window to front aspect.

**BEDROOM THREE:** 12'9 x 11'6 Window to side aspect. Built in wardrobes and dressing table.

**BATHROOM:** Window to front aspect. Comprising suite of bath, separate shower cubicle, wash hand basin and low level w/c.

**BEDROOM FOUR:** 14'0 x 13'6 Window to rear aspect. Built in wardrobes and desk.

**GARDEN:** Enclosed split level rear garden.

**HEATING:** Gas central heating. Underfloor heating.

**PARKING:** Double garage with power and light and driveway car parking for ample vehicles.

**COUNCIL TAX:** Band G

**EPC RATING:** C

**REFERENCE:** 444

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 2,995.00

TOTAL DEPOSIT: £ 3,455.76

HOLDING DEPOSIT: £ 691.15

Holding deposit is payable when the application is made and is deducted from the initial rent if the application is successful.

**Please Note:** This is **non-refundable** should any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

#### Important Notice

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stepping Stones have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floorplans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the letting.

