

# STEPPING STONES

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**IRONSTONE HOLLOW, HOOK NORTON, OXON, OX15 5NA**

**£1,800pcm**

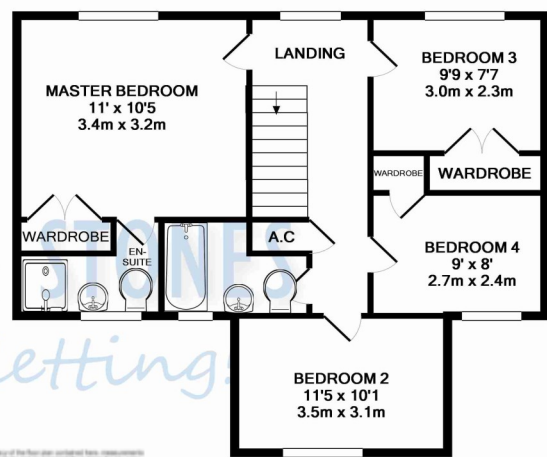
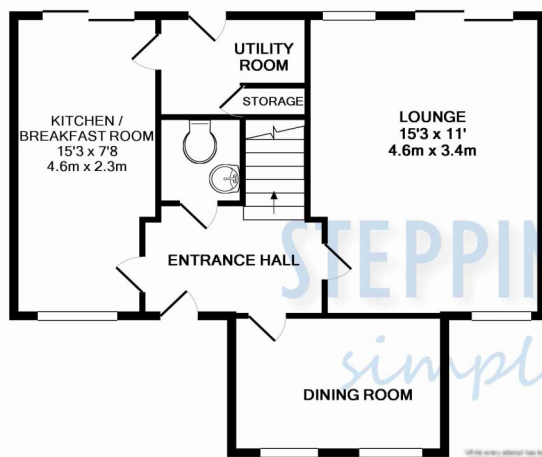


A spacious four bedroom detached house situated in a popular and peaceful village location. The property offers an en-suite to the master bedroom, a converted double garage with power and light, and an enclosed rear garden.

**EPC Rating: D. Available: 27th June.**

- 4 Bedrooms
- 2 Bathrooms
- Village location
- Oil fired heating
- Large enclosed garden
- Pets considered





**ENTRANCE HALL:** Door to front aspect.

**CLOAKROOM:** Comprising wash hand basin and low level w/c.

**STUDY/DINING ROOM:** 11'5 x 7'8 Windows to front aspect.

**LOUNGE:** 15'3 x 11' Dual aspect windows. Patio doors to rear garden.

**KITCHEN:** 15'3 x 7'8 Window to front aspect. Door to rear. Comprising modern floor and wall mounted units, electric hob with oven below. Built in dishwasher and fridge/freezer.

**UTILITY ROOM:** Door to rear aspect.

**BEDROOM ONE:** 11' x 10'5 Window to rear aspect. Built in hanging wardrobes.

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

**BEDROOM TWO:** 11'5 x 10'1 Window to front aspect.

**BEDROOM THREE:** 9'9 x 7'7 Window to front aspect.

**BEDROOM FOUR:** 9' x 8' Window to rear aspect. Built in hanging wardrobe.

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

**GARDEN:** Enclosed rear garden with mature shrubs, laid to lawn with patio area. Open plan to front.

**CONVERTED DOUBLE GARAGE:** Glass sliding doors to front aspect. Power and light.

**PARKING:** Driveway car parking for two vehicles.

**HEATING:** Oil fired central heating.

**COUNCIL TAX:** Band F

**REFERENCE:** 285

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**RENT:** £ 1,800.00

**TOTAL DEPOSIT:** £ 2,076.92

**HOLDING DEPOSIT:** £ 415.38

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.

