

STEPPING STONES

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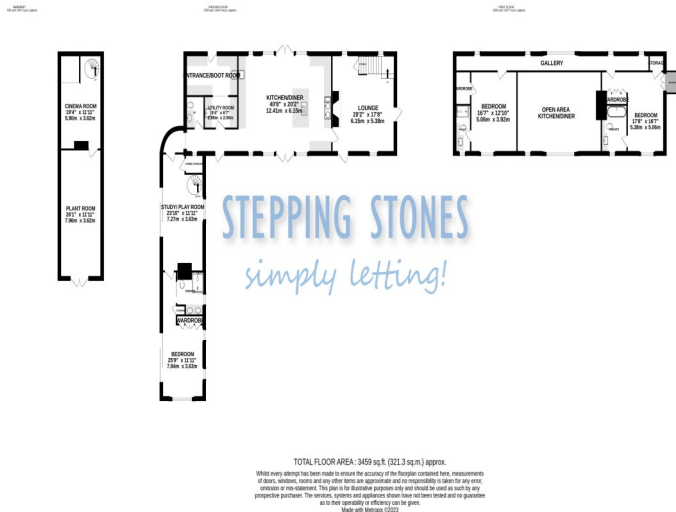


TEDWORTH BARN, SWERFORD, CHIPPING NORTON, OXON, OX7 4AT £6,000pcm



A charming four bedroom detached property set in the picturesque, peaceful Cotswold hills in the village of Swerford, within close proximity of Soho farmhouse and Daylesford. The property benefits from having beautiful countryside views, a private gated country lane, an open plan vaulted kitchen/diner with a gallery area and a fireplace. EPC Rating: To be confirmed. **Available: 17th October.**

- 4 Bedrooms
- Oil fired and underfloor
- Open plan kitchen/diner
- 3 Bathrooms
- Fireplace
- Utility room



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

RENT: £ 6,000.00

TOTAL DEPOSIT: £ 8,307.69

HOLDING DEPOSIT: £ 1,384.61

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.

GROUND FLOOR

ENTRANCE/BOOT ROOM: Door to front aspect. Floor and wall mounted units with worktops over. Wash hand basin.

UTILITY ROOM: Floor and wall mounted units.

Integrated freezer. Washing machine and tumble dryer.

WC: Basin vanity unit and low level w/c.

KITCHEN/DINER: 26'1 x 20'2 Open plan vaulted kitchen/diner with a gallery area. Dual aspect full length windows and doors. Exposed beams. Floor and wall mounted units with worktops over. Large aga, built in double ovens, drinks fridge, two dishwashers and fridges.

LOUNGE: 20'2 x 17'8 Dual aspect doors and windows. Fireplace. Built in under stair storage cupboard.

BEDROOM ONE: 25'9 x 11'11 Dual aspect windows and a door to rear aspect. Built in wardrobes.

EN SUITE: Window to rear aspect. Walk in shower, his and hers vanity unit and low level w/c.

STUDY/PLAY ROOM: 23'10 x 11'11 Window and door to rear aspect. Gas fire. Built in cupboard. Spiral staircase.

BASEMENT

CINEMA ROOM/BEDROOM FOUR: 19'4 x 11'11 Door through to the plant room.

PLANT ROOM: 26'1 x 11'11 With double doors to rear aspect.

FIRST FLOOR

BEDROOM TWO: 17'8 x 16'7 Dual aspect windows. Door leading to the balcony. Built in wardrobes.

EN SUITE: Window to rear aspect. Modern suite comprising bath with handheld shower and shower over. Basin vanity unit and low level w/c.

BEDROOM THREE: 16'7 x 12'10 Window to rear aspect. Walk in wardrobe.

EN SUITE: Window to rear aspect. Basin vanity unit and low level w/c, walk in shower.

GARDEN: An expansive patio area perfect for stylish alfresco dining and outdoor entertaining.

HEATING: Oil underfloor heating. Zone controlled.

PARKING: Private gated country lane with ample parking

COUNCIL TAX: Band F

EPC RATING: To be confirmed

REFERENCE: 142

