

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

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BANBURY ROAD, CULWORTH, OXON, OX17 2HL

£3,500pcm



A beautifully finished 5 bedroom property situated on the Banbury Road near Sulgrave that has been finished to an exceptionally high standard. This home is on a lovely farm with wonderful views and plenty of outside garden space.

This includes oak floors, fireplace, integrated appliances along with a utility room, study and a large amount of storage. EPC Rating: D. **Available: Now**

- 5 Bedrooms
- Beautiful location
- Integrated appliances
- 3 Bathrooms
- Finished to a high standard
- Large garden

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 3,500.00

TOTAL DEPOSIT: £ 4,038.46

HOLDING DEPOSIT: £ 807.69

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.

ENTRANCE HALL: Hallway with separate w/c.

SITTING ROOM: 34'1 x 14'6 Three rear aspect windows, built in storage and shelving, Feature wall with bespoke light fittings and fireplace.

STUDY: 10'6 x 5'6 Window to front aspect.

KITCHEN / DINING ROOM: 24'10 x 12'10 Rear aspect windows, integrated appliances and modern finish. Bespoke chandelier over dining area.

STORAGE: 12'9 x 6'8 Storage with separate outside access.

UTILITY/BOOT ROOM: Modern furnished utility room with sink, space for laundry appliances.

BEDROOM ONE: 15'8 x 12'11 Built in storage with en-suite. Which includes w/c, sink and shower. Windows to rear aspect.

BEDROOM TWO: 14'2 x 12'6 Window to rear aspect.

BEDROOM THREE: 10'11 x 9'3 Window to rear aspect.

BEDROOM FOUR: 16'1 x 14'0 Window to rear aspect. Skylight in ceiling.

BEDROOM FIVE: 12'5 x 9'3 Skylight in ceiling.

BATHROOM ONE: Includes shower, freestanding bath and sink. Heated towel rail. Window to rear aspect.

BATHROOM TWO: Includes bath, shower, sink and w/c. Skylight in ceiling.

CELLAR: 14'1 x 11'0 Internal stairs leading down to cellar.

HEATING: Oil heating

PARKING: Off road parking

COUNCIL TAX: TBC

EPC RATING: D

REFERENCE: 133

