

STEPPING STONES

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

Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



PLANE COTTAGE, SWERFORD, OXON, OX7 4AT

£6,500pcm



A charming five bedroom detached property in the picturesque village of Swerford on River Swere. The property comes complete with five bathrooms, two reception rooms, and oil fired heating with underfloor heating. EPC Rating: E. **Available: 12th December**

- 5 Bedrooms
- 2 Reception rooms
- Character features
- 5 Bathrooms
- Oil heating and underfloor
- Private estate

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		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

RENT: £ 6,500.00
TOTAL DEPOSIT: £ 9,000.00
HOLDING DEPOSIT: £ 1,500.00

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 HALL: Porch with door to front aspect. Stairs leading to first floor. **WC:** Window to rear aspect, white suite comprising of low level w/c and wash hand basin. Tiled flooring.

KITCHEN: Character open plan kitchen into living room with a range of wall and floor mounted wooden units with abundant storage. Comprising with a 6 gas ring hob and double oven below with extractor hood above. Small ceramic sink. Integrated appliances. Cream tiled flooring.

LOUNGE: Large patio doors leading to front and rear aspect, a very spacious and bright room complemented with cream carpets. Character brick featured walls and a large fireplace. Double door with built in storage. Door leading to utility room.

SITTING ROOM: Double doors and window to side aspect. Wooden flooring with beams exposed. Large brick built fireplace. Door leading to entrance hall.

STUDY: Windows to front and side aspect. Door leading to entrance hall.

UTILITY: Window to front aspect.

BEDROOM ONE: Door to front aspect. **EN-SUITE:** Low level w/c with wash hand basin.

OFFICE: Door and window to front aspect. Two windows to side aspect. **WC:** Low level w/c and wash hand basin.

BEDROOM TWO: Windows to side and front aspect. Door leading to patio area to rear aspect.

FIRST FLOOR

BEDROOM THREE: Windows to side and front aspect. Built in storage cupboard. **EN-SUITE:** Comprising low level w/c, wash hand basin and bath.

BEDROOM FOUR: Windows to rear and front aspect. Fireplace. Door leading to shower room and w/c.

SHOWER ROOM: Window to side aspect. Walk in shower and wash hand basin.

WC: Window to side aspect. Low level w/c and wash hand basin.

BEDROOM FIVE: Window to rear and front aspect. Steps leading to; **DRESSING ROOM/EN-SUITE:** Comprising with double low level wash hand basins, Hollywood vanity mirror, low level w/c, bidet and a bath with shower. Velux window.

HEATING: Oil fired and underfloor heating

PARKING: Ample off road private parking

COUNCIL TAX: Band D

REFERENCE: 803

EPC RATING: E

