

# STEPPING STONES

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**OVERTHORPE ROAD, BANBURY, OXON, OX17 2XA**

**£3,500pcm**



A beautiful spacious four bedroom barn conversion tucked away between Overthorpe and Banbury. Finished to an exceptional specification, the barn benefits from having a private gated driveway and is set within it's own private ground, surrounded by countryside with far reaching countryside views. EPC Rating: C. **Available: Now**

- 4 Bedrooms
- 5 Bathrooms
- Oil fired heating
- Private off-road driveway
- Countryside location
- High degree of privacy



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | 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).

**KITCHEN/DINER:** 30'1 x 13'1 Dual aspect windows with door to rear and side aspects. Brick style parquet flooring. Floor and wall mounted units with worktops over. Island. Belfast sink. Five ring electric hob with double ovens below. Freestanding American style fridge/freezer. French doors opening out to the patio.

**W.C:** Comprising low level w.c and wash hand basin.

**LOUNGE:** 29'5 x 12'9 Three sliding doors to side aspect. Exposed beams. Wooden flooring.

**BEDROOM ONE:** 14'2 x 9'7 Windows to rear aspect. Built in double wardrobe. Exposed beams.

**EN SUITE:** 9'7 x 6'2 Window to rear aspect. Modern suite comprising walk in shower, wash hand basin and low level w.c.

**BEDROOM TWO:** 14'2 x 9'7 Windows to rear aspect. Built in double wardrobe. Exposed beams.

**EN SUITE:** 9'7 x 7'7 Window to rear aspect. Modern suite comprising walk in shower, wash hand basin, low level w.c and bath with shower.

**BEDROOM THREE:** 14'6 x 11'2 Window to side aspect.

**EN SUITE:** 6'11 x 6'7 Modern suite comprising low level w.c, wash hand basin and walk in shower.

**BEDROOM FOUR:** 14'5 x 10'10 Window to side aspect.

**EN SUITE:** 6'11 x 6'7 Modern suite comprising low level w.c, wash hand basin and walk in shower.

**OFFICE/STUDY:** 18'3 x 12'1 Double doors to rear aspect and door to side aspect.

**HEATING:** Underfloor. Oil fired heating.

**PARKING:** Gated private off-road driveway parking for multiple vehicles. No neighbours/high degree of privacy.

**OUTDOOR/GARDEN:** The barn is surrounded by beautiful lawns, patio and courtyard areas with beautiful countryside views.

**WATER & DRAINAGE:** Septic tank.

**COUNCIL TAX:** Band G

**REFERENCE:** 802

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#### Important Notice

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