



**GOULDS HEATH EWELME OX10**  
*£2,650 PER MONTH AVAILABLE 12/08/2024*

**Hamptons**




THE HOME EXPERTS



# { THE PARTICULARS

Goulds Heath Ewelme OX10

**£2,650 Per Month**  
**Unfurnished**

 **2 Bedrooms**  
 **2 Bathrooms**  
 **3 Receptions**

## Features

- Brand new, - Semi-detached, - Two bedrooms, - Two bathrooms (one ensuite), - Open plan kitchen dining room, - Sitting room, - Study, - Private Garden, - Parking, - EV Charging, - Unfurnished, - Floor plan to follow, - Available now

## Council Tax

Council tax band not specified

## Hamptons

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# { A BRAND NEW SEMI- DETACHED PROPERTY OF EXCEPTIONAL QUALITY

## The Property

Forming part of an exclusive new development, Flint Cottage is immaculately presented throughout and is available for long term let. Walking through into the welcoming entrance hall to the right is the sitting room with fireplace and log burner. The ground floor offers a cloakroom/ utility room and a bright open plan kitchen dining room which has direct access out to the garden. To the first floor, is the principal bedroom with vaulted ceilings, built in wardrobes and stylish ensuite bathroom. There is one additional bedroom, a study and a generously sized contemporary family bathroom. The garden in majority is laid to lawn with a paved patio area. There is also parking and an EV charger.

## Location

An ideal rural location, situated between the popular market towns of Wallingford and Watlington, and slightly further afield Henley- on Thames and the city of Oxford, offering comprehensive shopping, restaurants, cultural interests and transport links. The nearby village of Ewelme features a 15th century church, primary school with Henry VIII and Chaucer connections. There are a host of excellent schools in the local area, both state and independent, to include Moulsoford Prep, Cranford, The Oratory and The Treehouse School to name but a few. Access to the motorway network can be gained Junction 6 of M40 at Lewknor. Train Links: Cholsey (7.6 miles), Goring & Streatley (9.4 miles) Didcot Parkway (12 miles), Oxford Station (14 miles), Oxford Parkway (16 miles) Watlington 4.4 miles, Wallingford 6.8 miles, Henley-on-Thames 12 miles, Oxford 14 miles. (Distances are approx)



No floor plan currently available

**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

