



UPPER DORNFORD, WOOTTON, OX20 1AG

## Particulars:

Asking Rent: £4,000 per calendar month

Available from: November 2024

Location: Located in the Hamlet of Dornford situated approximately 1 mile from the village of Wootton. There is a village shop, church and a well regarding Public House / Restaurant. Two miles away the town of Woodstock can be found with many facilities.

It is within easy reach of Oxford and the A44, A34 and M40 road links. There is also mainline railway stations in the nearby villages of Long Hanborough, Kidlington and Charlbury.



*Rear Garden Views*

## The Property

This gorgeous 3 bedroom barn conversion, situated within the quiet Hamlet of Dornford, Wootton, has lots of character to offer including exposed beams, panoramic scenic views of the countryside and privacy.

The property offers lots of natural light, there is an Open Plan Kitchen / Diner and Living Room. The Kitchen comes fully fitted with light grey units, double oven, hob and extractor and integrated Fridge / Freezer, Washing Machine and Dishwasher, and tiled flooring with bi-fold doors to the Garden. The dining area / Living Room comes with wooden flooring, Wood Burning Stove to the rear and Two sets of French Doors that open to the Garden. At the Rear of the property is a study which could also become a single 4<sup>th</sup> bedroom.



*Kitchen*



*Living Room / Dining Area*

## The Property continued

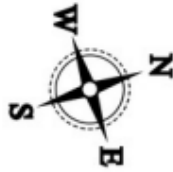
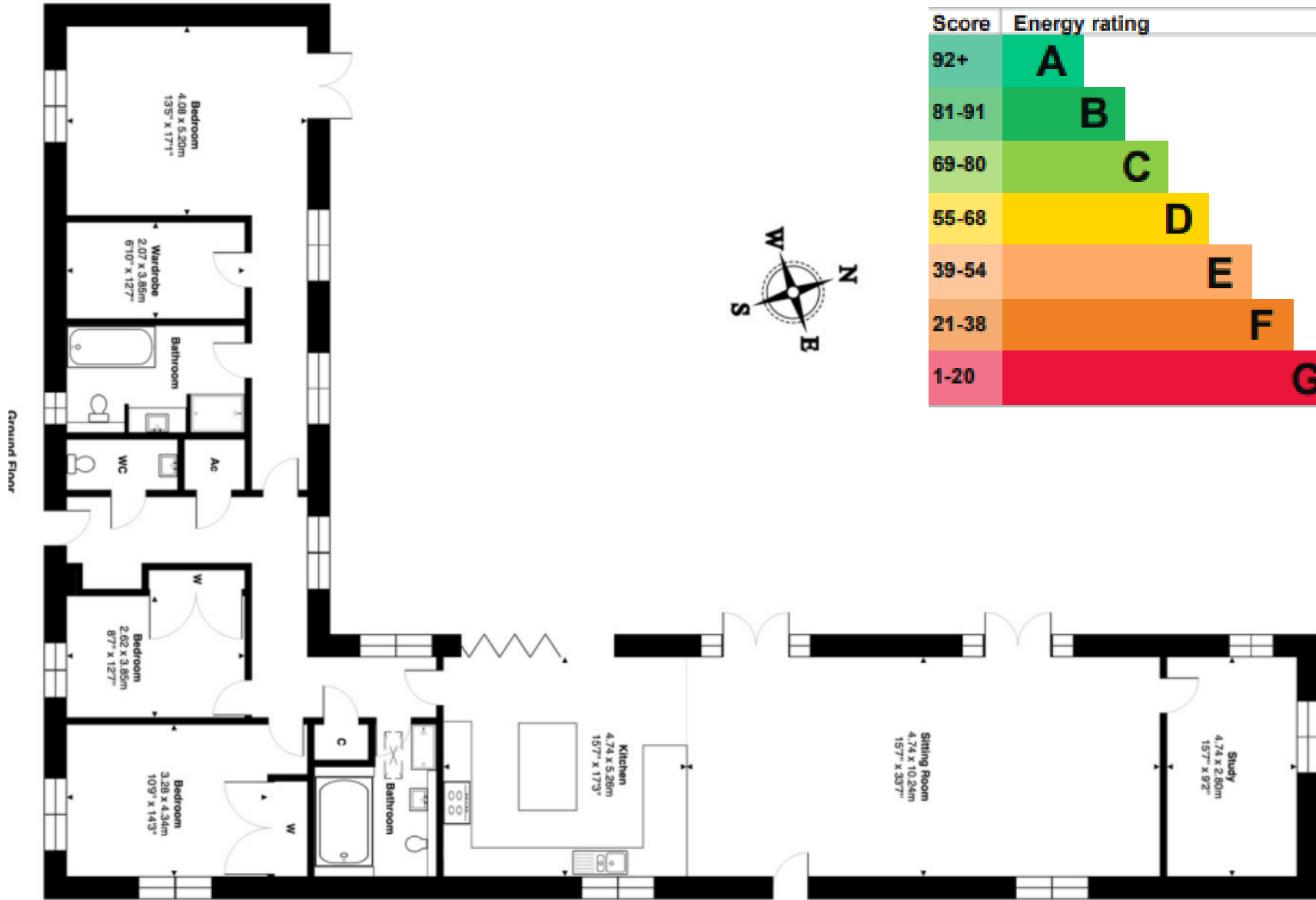
After walking through the Kitchen there are Three Bedrooms all with built in Wardrobes and a Master Suite with fully fitted Bathroom including separate Bath and Shower units. There is a Family Bathroom and an additional WC.

Outside there is a small courtyard area, which offers views of the fields beyond the property, and a wrap around Garden which further offer different views of the natural wildlife and countryside. There is ample of space to relax and enjoy the sun, whilst continuing to be private.



*Rear Garden*

# Floorplan and EPC



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>88 B</b>
69-80	<b>C</b>	<b>70 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		