



FLAT B, SUTTON WICK HOUSE, 18 SUTTON WICK LANE, DRAYTON, ABINGDON OX14 4HJ

A one bedroom flat situated on the first floor of Sutton Wick House

RENT: £1,000 PCM

Orpwood House, School Road
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DESCRIPTION

Flat B Sutton Wick House is a one bedroom first floor flat situated in Sutton Wick on the outskirts of the peaceful village of Drayton. It is situated on the first floor of Sutton Wick House, a Grade II Listed manor house dating back to 1712. The property is ideal for a professional single occupant.

LOCATION

A range of services can be found in the nearby towns of Abingdon (approximately 2.5 miles) and Didcot (approximately 6.5 miles) where there is also a mainline railway station. The location of the property affords easy access to the A34 and is also in close proximity to Milton Park and Harwell Laboratory.

DIRECTIONS

From the B4107 Drayton to Abingdon road, turn right at the end of Drayton village onto Sutton Wick Lane. Immediately after the pond fork right and take the next right into a gravel parking area through the gateway through a large stone wall. The entrance to Sutton Wick House is through a wrought iron gate in the stone wall further up Sutton Wick Lane.

ACCOMMODATION

Communal entrance hall with stairs to first floor with communal landing. Front door with small Entrance Hall (2.03m x 1.02m), Kitchen/Dining Room (4.16m x 3.15m) with fully fitted kitchen, built in electric fan assisted oven and ceramic hob and single drainer stainless steel sink. Utility Area (1.27m x 0.88m) with plumbing for washing machine and worktop over. Bedroom (4.53m x 4.53m) with exposed brick fireplace, three large built in storage cupboards, TV and phone points and full height windows to two elevations. Bathroom (2.00m x 2.83m) with W.C., wash hand basin, bath with electric power shower over, extractor fan and shaver point. All measurements to maximum sizes.

DEPOSIT

The deposit is £1,153 (the equivalent of 5 weeks' rent) to be held with the Tenancy Deposit Scheme.

AVAILABILITY & TERM

The property is available to rent immediately.

SERVICES

Mains electricity and water are connected to the property. Heating is via a gas fired central heating system. Sewage is connected to mains drains. Telephone connection is available subject to British Telecom Regulations.

The Tenant is responsible for all services.

FURNISHINGS

To be let unfurnished with floor coverings only. Curtains are also provided in the Bedroom and blinds are fitted in the Kitchen. A Photographic Schedule of Condition will be taken at the start of the tenancy, with a copy being supplied to the Tenant.

ENERGY PERFORMANCE

The Energy Performance Efficiency Rating is E. Further details can be found by visiting this link: Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

COUNCIL TAX

Council Tax Band A. The rate payable for 2025/2026 is £1,646.56 per annum and the Tenant is responsible for all council tax payments.

LOCAL AUTHORITY

Vale of White Horse Council.

PAYMENTS

The first payment of rent and the deposit will be paid by bank transfer. We are unable to accept cash transfer. We are unable to accept cash payments. Please note we will not release keys until we have received confirmation that the funds have been cleared and the tenancy is signed. Thereafter, payment of rent will be by standing order in advance.

VIEWINGS

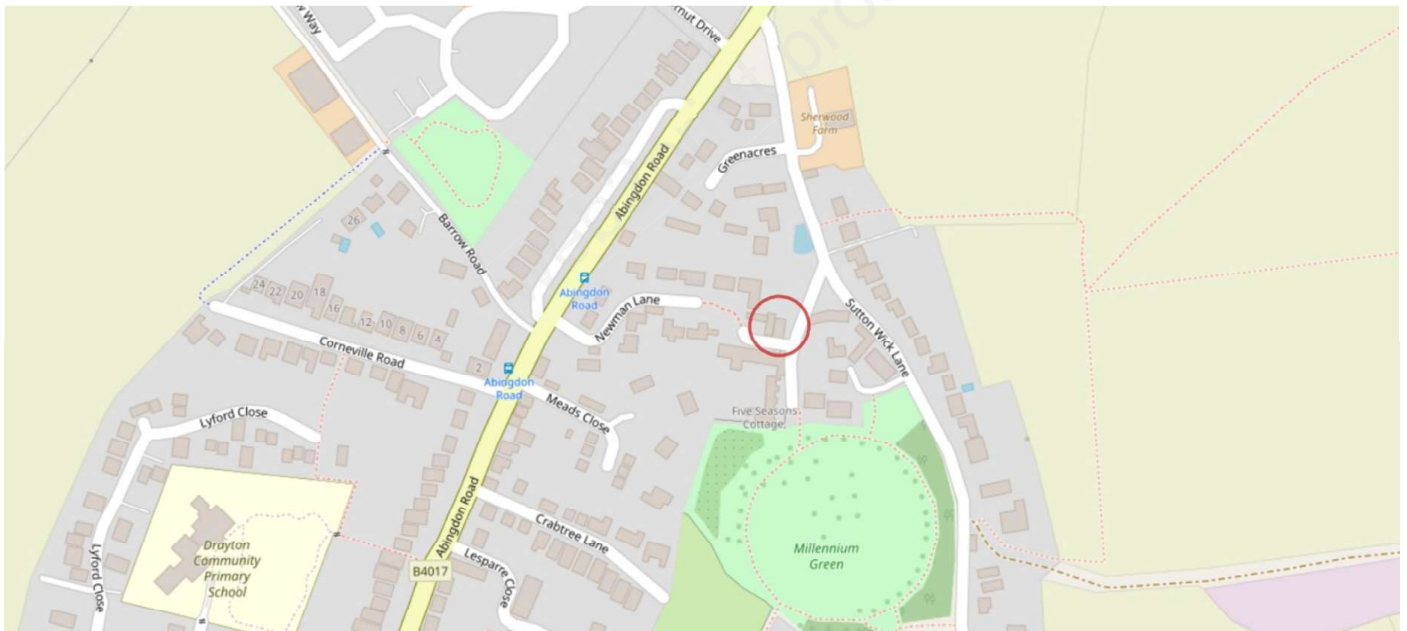
Strictly by appointment only through the Agents, Brown & Co, Oxford 01235 862888 or oxford@brown-co.com

RIGHT TO RENT CHECKS

In accordance with the most recent Right to Rent Checks, potential tenants will be required to provide proof of identity and address to the agent once an offer has been submitted and accepted (subject to contract).

TENANT PROTECTION

Brown & Co LLP is a member of RICS Client Money Protection Scheme, RICS Firm Reference: 016189 which is a client money protection scheme, and also a member of The Property Redress Scheme, Membership Number: PRS012758. You can find out more details on the agent's website or by contacting the agent directly. The deposit will be held by Brown & Co within the Tenancy Deposit Scheme further details can be provided by the agent.



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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