

STEPPING STONES

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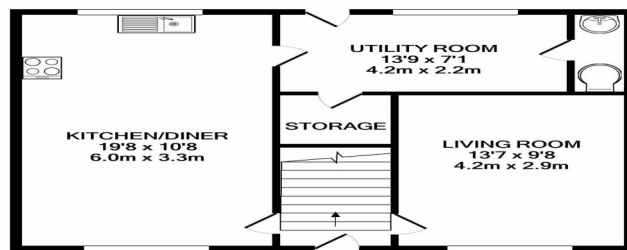
PARK LANE COTTAGE, SWALCLIFFE, OX15 5ES

£1,475pcm

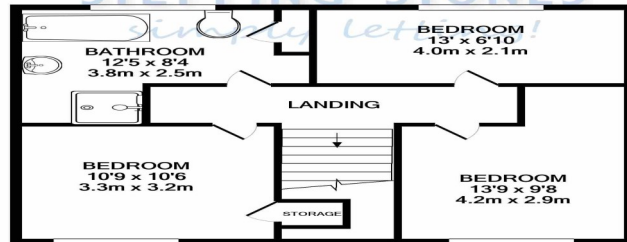


A delightful three bedroom cottage situated in the lovely village of Swalcliffe. This property is located 5 miles west of Banbury in Oxfordshire. The property benefits from having underfloor heating, integrated appliances and a utility room. EPC Rating: D. **Available: 3rd June 2026**

- 3 Bedrooms
- 1 Bathroom
- Downstairs w/c
- Oil heating
- Underfloor heating
- Integrated appliances



GROUND FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1040 SQ.FT. (96.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect with stairs up to the first floor.

BEDROOM ONE: 13'9 x 9'8 Window to front aspect. Loft access.

BEDROOM TWO: 10'9 x 10'6 Window to front aspect. Single built in storage cupboard.

BEDROOM THREE: 13'0 x 6'10 Window to rear aspect.

BATHROOM: 12'5 x 8'4 Modern white suite comprising separate bath and shower. Window to rear aspect. Low level w/c, underfloor heating and a heated towel radiator. Walls tiled to splash back areas. There is also a storage cupboard.

LOUNGE: 13'7 x 9'8 Window to front aspect.

KITCHEN/DINER: 19'8 x 10'8 Window to front and rear aspect. Kitchen comprises white floor fitted and wall mounted units with wooden style worktops over. Integrated full length fridge/freezer, cooker, dishwasher and hob with extractor hood above. Underfloor heating with laminate flooring. Doors leading through to the utility room.

UTILITY ROOM: 13'9 x 7'1 Window to the rear aspect, with door leading to the rear garden. Door into storage cupboard and downstairs w/c.

Underfloor heating.

WC: Low level w/c and wash hand basin.

HEATING: Oil heating.

PARKING: On street car parking.

COUNCIL TAX: Band D

REFERENCE: 782

EPC RATING: D

WATER & DRAINAGE: Mains connected

To check broadband and phone coverage please visit the Ofcom website:
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

RENT: £ 1,475.00
TOTAL DEPOSIT: £ 1,701.92
HOLDING DEPOSIT: £ 340.38

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.

