

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

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TEMPLE MILL, SIBFORD FERRIS, BANBURY, OXON, OX15 5DA

£1,400pcm



All bills included except council tax A newly decorated and beautifully presented one bedroom cottage, set on a working farm and surrounded by idyllic views of the countryside. The property has many character features and benefits from having new carpets, a utility area, one allocated car parking space and oil fired central heating.

EPC Rating: TBC . Available: Now

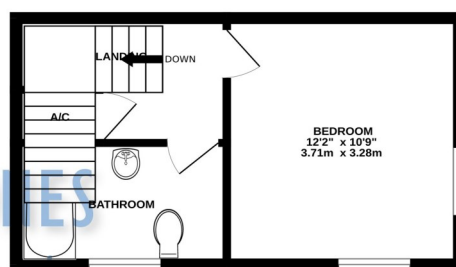
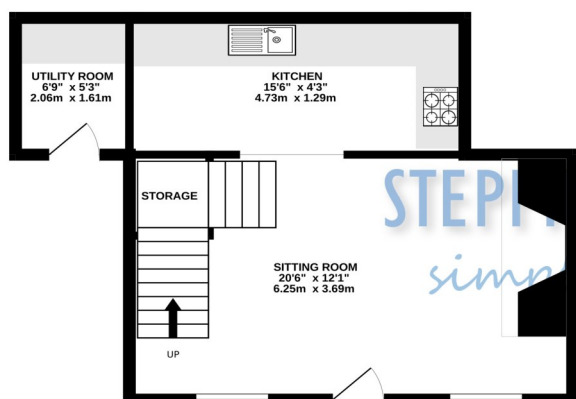
- 1 Bedroom
- 1 Bathroom
- Oil fired heating
- One allocated parking space
- Built in storage
- Countryside views

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA

GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.



STEPPING STONES
simply letting!

TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

EPC TO BE CONFIRMED

BEDROOM ONE: 12'2 x 10'9 Dual aspect windows.
BATHROOM: Window to front aspect. Comprising suite of bath with shower over, wash hand basin and low level w.c.
LANDING: Built in airing cupboard and stairs leading down to:
SITTING ROOM: 20'6 x 12'1 Door to front aspect. Windows to front aspect. Built in stone fire place with burner. Under stairs storage.
KITCHEN: With range of white wooden floor and wall mounted units. Built in four ring electric hob with electric oven below and extractor hood above.
UTILITY: Boot room area, worktop with washing machine. Door to garden.
GARDEN: Laid to lawn with side gate
HEATING: Oil fired heating
PARKING: One allocated car parking space
COUNCIL TAX: Band B
EPC RATING: To be confirmed
REFERENCE: 272

All bills included except council tax

RENT: £ 1,400.00
TOTAL DEPOSIT: £ 1,615.38
HOLDING DEPOSIT: £ 323.07

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.

