



NOKE OX3
£4,950 PER MONTH AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Noke OX3

£4,950 Per Month
Unfurnished

 5 Bedrooms
 3 Bathrooms
 2 Receptions

Features

- Two reception rooms, - Open plan kitchen / dining room, - Utility room & cloakroom, - Principle bedroom, with dressing room & ensuite shower room, - Second bedroom with ensuite, - Two further bedrooms, - Study/ fifth bedroom, - Family bathroom, - Unfurnished, - Approx 6 acres, - Garage

Council Tax

Council Tax Band G

Hamptons
257 Banbury Road
Summertown, Oxford, OX2 7HN
01865 578 501
oxfordlettings@hamptons.co.uk
www.hamptons.co.uk

{ A FIVE BEDROOM FAMILY HOME, OFFERING FLEXIBLE ACCOMMODATION.

The Property

An attractive detached stone barn set well within an approx. 6 acre plot, offering flexible accommodation over three floors. To the ground floor, the main reception room with exposed beams and fireplace, sitting room with vaulted ceilings and log burner, open plan kitchen/ dining room, utility room, cloakroom, shower room, fifth bedroom/ study. The principle bedroom with dressing room and ensuite shower room, is located on the first floor, neighbouring a further bedroom with ensuite bathroom. To the second floor are two further bedrooms and a family bathroom. Surrounding the house, are the mature gardens with well established wooded areas and mature trees, the grounds mostly laid to lawn. The garden can be directly accessed from each of the larger ground floor rooms. There is also large garage set off the private driveway.

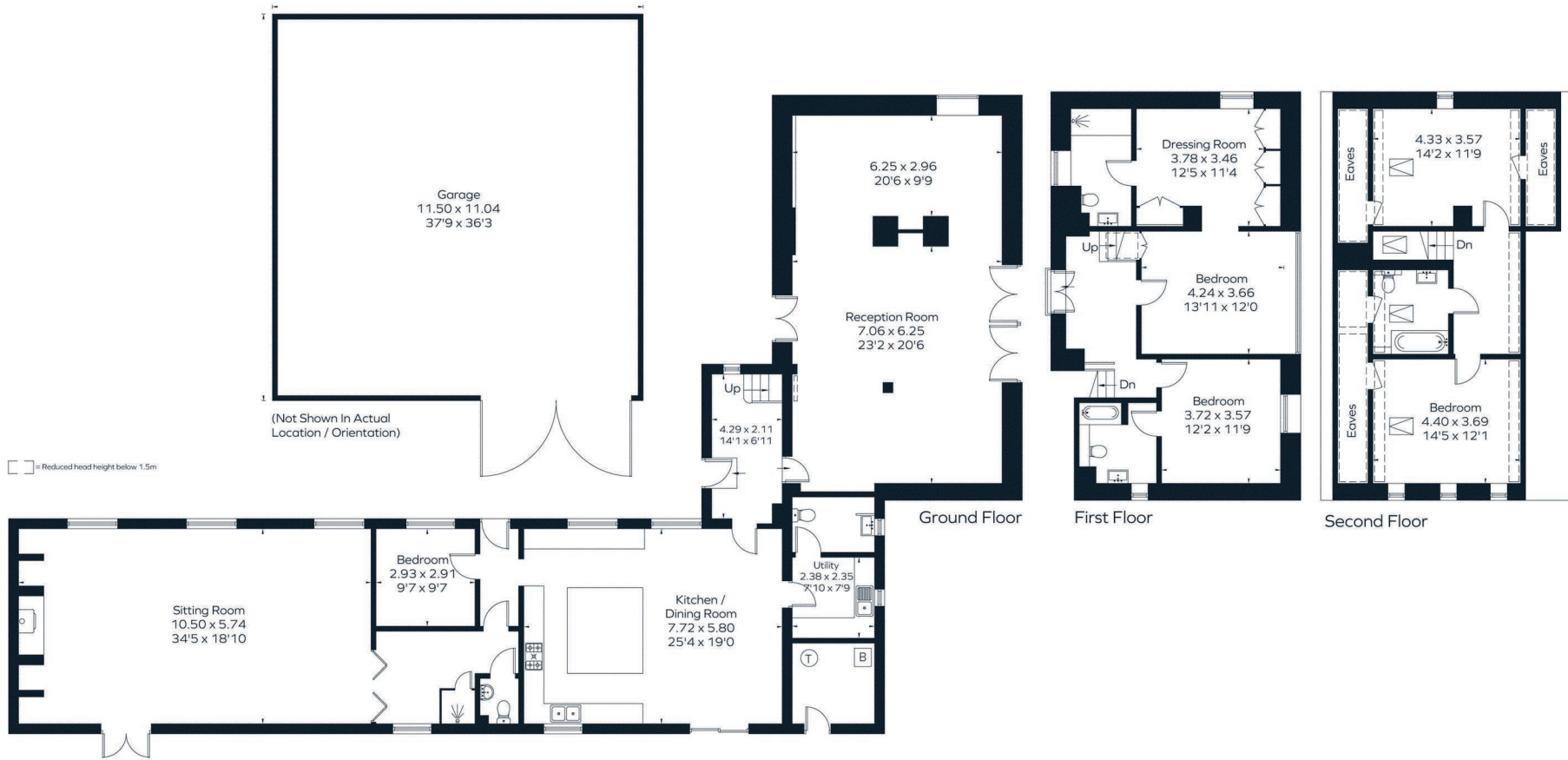
Location

Noke is a small village and civil parish in Oxfordshire which is situated about 5 miles north east of the City of Oxford and is accessed via a no through road. The village has a wealth of period homes, a 13th Century Church and is surrounded by stunning countryside with an extensive network of footpaths and bridleway. Nearby Islip, approximately 2 miles away, renowned as the birthplace of Edward the Confessor and benefits from a significant number of attractive period properties, a well regarded village school, church, community shop with Post Office facilities and two public houses. Islip benefits from its own rail link to Oxford and Bicester (from where main line services to

London Paddington and Marylebone, respectively, take approximately one hour). The M40 can be accessed at J8 and J9 and the A34 is approximately 1.5 miles distant. Heathrow Airport is accessible within approximately one hour by car. The historic City of Oxford offers a comprehensive selection of shopping, leisure and educational facilities.



Approximate Area = 369.7 sq m / 3979 sq ft
 Garage = 120.4 sq m / 1296 sq ft
 Total = 490.1 sq m / 5275 sq ft
 Including Limited Use Area (2.0 sq m / 215 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 285560

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.

