



3 CROSS TREES FARM COTTAGES , OLD WALLINGFORD ROAD, SUTTON COURTENAY, OXFORDSHIRE, OX14 4AR

3 BEDROOM RECENTLY RENOVATED SEMI-DETACHED PROPERTY

£1700 PCM

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BROWN & CO

Description

3 Cross Trees is a recently renovated to a high specification, 3-bedroom house situated down Old Wallingford Way in the peaceful village of Sutton Courtney. The property is ideal for a couple wanting to work from home or a small family.

Location

A range of services can be found in the nearby towns of Abingdon (approximately 4 miles) and Didcot (approximately 3.7 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 Culham Campus, Milton Park and Harwell Laboratory.

Directions

From the B4016 Drayton to Sutton Courtney Road, turn right at the triangle heading past Hall Garage on the right onto the High Street. Take the second turning on the left sign posted to the Recreation Ground. Travel down Old Wallingford Road until you see the property on your left-hand side. 3 Cross Trees Farm is the first of the 2 semi-detached cottages.

Accommodation

Enter into the entrance hall (2.6mx2.1m)with the stairs leading into the first floor or through into the open plan kitchen (5.6mx3.5m) and living room (7.2mx3.5m). The kitchen is brand new shaker style with plenty of storage facilities, there is a brand-new oven, 4 ring induction hob and an extractor fan. There are two exits from the kitchen/living room on to the patio and garden area. A single pedestrian door and a set of double French windows. The property also benefits from a downstairs W/C and Utility Room (1.7mx1.7m) with plumbing for a washing machine and dishwasher.

On the first floor there are three bedrooms, and one family bathroom. The first bedroom (2.3mx2.3m) is the smallest of the three lending itself to a children's bedroom, spare room or at home office. The second bedroom (3.2mx2.9m) has a built-in wardrobe with four cupboards two for hanging and two shelves. The final Master Bedroom (3.4mx3.03m) is classed as the master bedroom with the same built-in wardrobe and a window to the front of the property. Finally there is a family bathroom (2.2mx1.8m) with a bath and shower, towel rail, sink and mirror.

All measurements to maximum sizes.

Services

Mains electricity
Water from a private bore hole
Heating is via a gas fired central heating system with the benefit of under floor heating.
Sewage is connected to mains drains.
Telephone connection is available subject to British Telecom Regulations.
All costs being the responsibility of the Tenant.

Viewing

Strictly by appointment only through the Agents, Brown & Co. Oxford Office

Terms

The property is available to rent immediately.

Deposit

The deposit is £1,961.50 (the equivalent of 5 weeks' rent) to be held with the Deposit Protection Scheme.

Rent

£1,700 per calendar month

Furnishings

To be let unfurnished with floor coverings only. 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 C.
Further details can be found by following this link: <https://find-energy-certificate.service.gov.uk/energy-certificate/6900-5678-0122-1428-3453>

Council Tax

Council Tax Band B.
The rate payable for 2026/2027 is £2,053.40 per annum and the Tenant is responsible for all council tax payments.

Local Authority

Vale of White Horse Council.

Payments

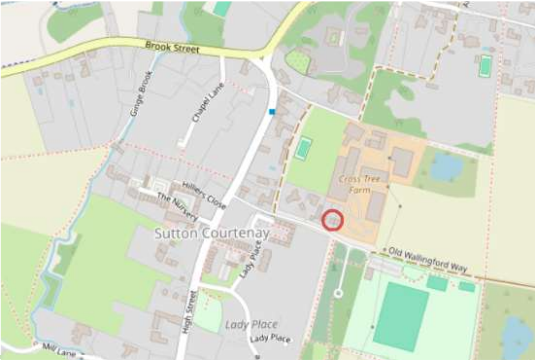
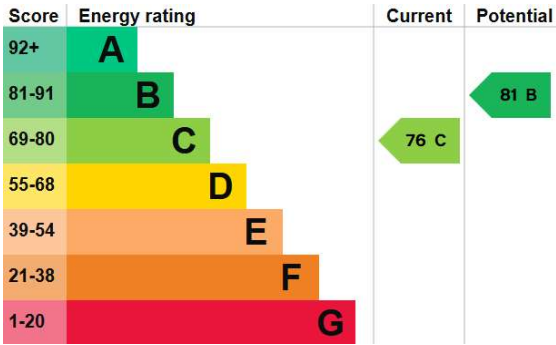
The first payment of rent and the deposit will be paid by bank transfer. We are unable to accept cash payments. Please note we will not release keys until we have received confirmation that the funds have been cleared and the tenancy is signed. Thereafter, payment of rent will be by standing order in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

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 Deposit Protection 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 others 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 OC302092.24/08/26