



GINGE OX12
£3,500 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Ginge OX12

£3,500 Per Month
Furnished

 3 Bedrooms
 3 Bathrooms
 1 Reception

Features

- Located in a private country estate, -
Three Bedrooms, - Three Bathrooms, -
Open Plan Kitchen/Living/Dining Area, -
Utility Room, - Off Street Parking, - Private
Garden, - Part Furnished, - Available Now

Council Tax

Council Tax Band E

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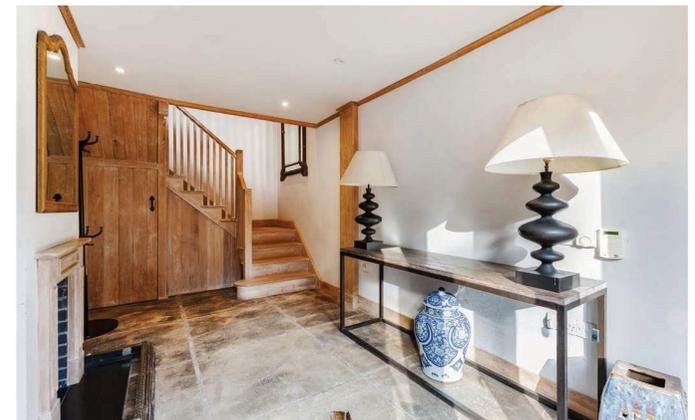
{ CHARMING BARN CONVERSION PROVIDING COMFORTABLE COUNTRYSIDE LIVING

The Property

This charming three-bedroom barn conversion is rich in character. It is located in a beautiful area within the well-kept private grounds of the Manor, in the lovely village of Ginge. The property features an entrance hall, large fireplace, an open-plan kitchen/dining/living room with a large window and door that opens to the rear garden, a utility room, a cloakroom. The first floor can be accessed via two staircases on either end of the barn. To the left one can access two double bedrooms and two well equipped bathrooms. To the right one has access to the master bedroom which also benefits from another bathroom facility. Outside, the cottage has an enclosed rear garden and off-road parking at the front.

Outside

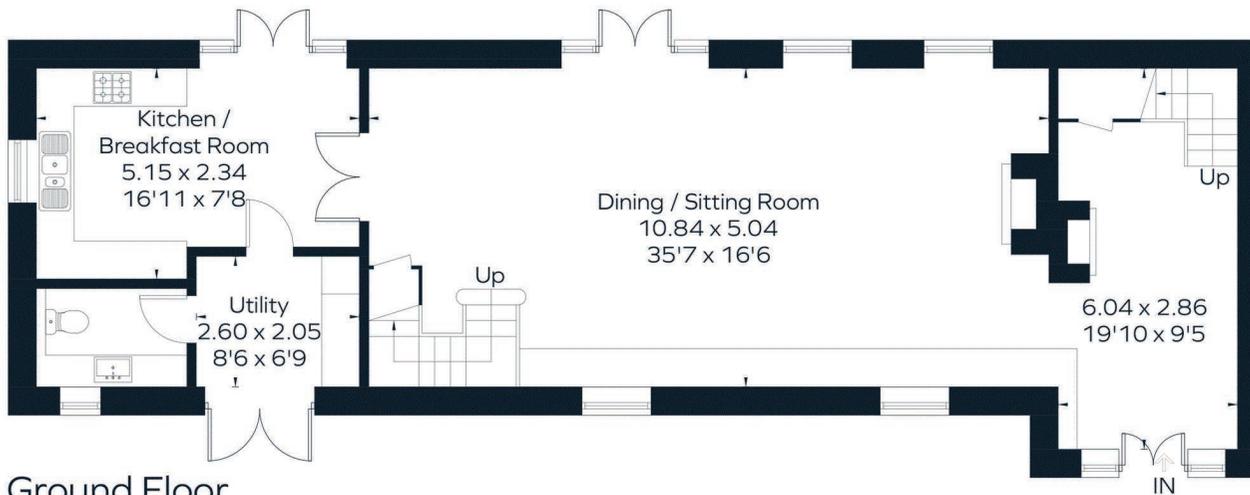
Ginge is a small hamlet located in a quiet rural area. It has good connections to major roads and train services. The village is part of the Berkshire Downs, which is recognized for its outstanding natural beauty, and it lies between the beautiful Lockinge, Ardington, and Hendred Estates. In the nearby market town of Wantage, residents can easily satisfy their everyday shopping needs with weekly and monthly farmers' markets, along with two large supermarkets. For those seeking a wider range of shopping options and cultural experiences, the vibrant city of Oxford is conveniently nearby, offering a rich array of activities and leisure pursuits. Wantage & Abingdon are within a 10 mile radius and Oxford within 16 miles. Didcot Parkway Train Station can have you in London Paddington in 40 minutes.



Approximate Floor Area = 215.5 sq m / 2320 sq ft (Excluding Voids)



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98580

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.

Energy Efficiency Rating		Current	Potential
Very Energy Efficient (Low Energy Costs)	A		
Energy Efficient	B		
Decent	C		
Needs Improvement	D		
Some Improvements Needed	E		
Urgent Improvements Needed	F		
Very Poor Energy Efficiency (High Energy Costs)	G		
		76	78
EU Energy Efficiency Directive (2002/91/EC)		England & Wales	

