

23 HIGH STREET, CULHAM, ABINGDON, OXFORDSHIRE OX14 4NA

3-Bedroom Semi-detached House with front and rear gardens and off road parking.

RENT: £1,750 DEPOSIT: £2,019

Orpwood House, School Road
Ardington, Wantage, Oxfordshire OX12 8PQ
T 01235 862888 | E oxford@brown-co.com

BROWN & CO

Description & Location: This delightful 3 bed semi-detached house is located in the heart of Culham village which offers easy access to the nearby town of Abingdon (approximately 2 miles) where a range of services can be found. The A34 (approximately 4 miles) provides access to Oxford (approximately 11 miles) and the M4 and M40 motorways. The property is also within the catchment of the Europa School.

Directions: Leave Abingdon on the A415 towards Culham. At the traffic lights turn right onto Tollgate Road, in 0.2 miles turn right onto the High Street and the property is on the left hand side.

Ground Floor: The front door leads into a large Hallway with stairs to the first floor and doors to the Sitting Room, Dining Room, Kitchen and Pantry as well as an understairs cupboard. The Sitting Room (4.27m x 3.66m) includes windows to the front and side, a radiator, a decorative fireplace and a TV point. The Dining Room (3.68m x 3.04m) also has a decorative fireplace, a window to the front, a radiator and TV and phone points. The Pantry (1.96m x 1.70m) has a number of large fitted shelves with space for a fridge freezer. The Kitchen (3.10m x 2.9m). is newly fitted with easy to clean floor tiles, base and wall units, single drainer stainless steel sink and new appliances, including a washing machine and an oven with an integrated 4 ring induction hob. Off the kitchen there is a family bathroom with WC, hand basin and bath with integrated shower. There is also access to the rear garden and patio.

First Floor: Three large double bedrooms, which are all carpeted. Bedroom 1 (3.81m x 3.76m) includes a large window to the front and a radiator. Bedroom 2 (3.74m x 2.98m) has a window to the front and a radiator. Bedroom 3 (3.10m x 2.52m) has a window to the rear and a radiator.

Outside : Garden to both the front and rear, laid to lawn with mature shrubs and borders. Off road parking for two cars. There is a brick outbuilding at the end of the garden and a patio area.

Heating & Services Mains water, heating, electric and private drainage. Telephone and broadband available subject to British Telecom regulations, with all costs being the responsibility of the tenant.

Furnishing: To be let unfurnished with floor coverings

only and white goods as listed. A Photographic Schedule of Condition will be taken at the start on the tenancy, with a copy being supplied to the Tenant.

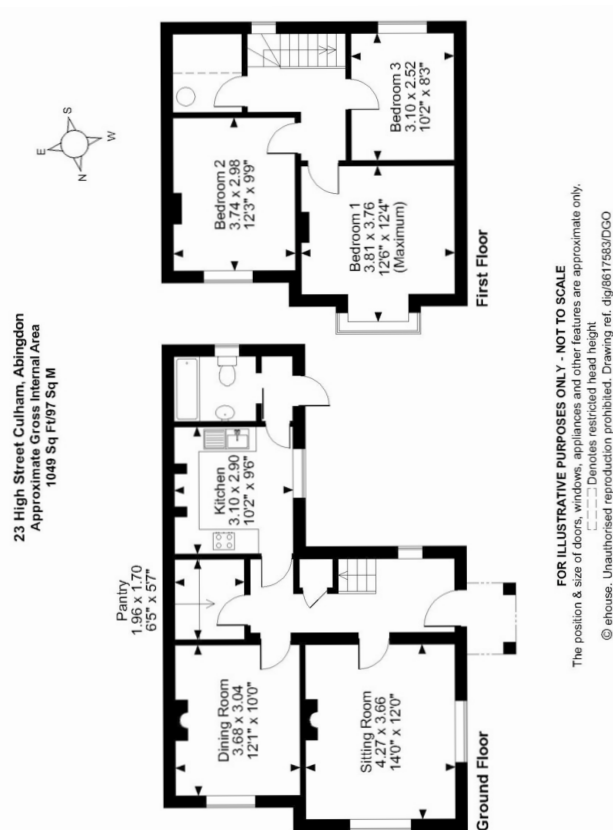
Availability & Viewings: Available from 1st July 2026. Viewings are by appointment only. Telephone: 01235 862888. Email: oxford@brown-co.com

Council Tax
South Oxfordshire District Council
Council Tax—Band E 2026/2027: £3,173.76

EPC
Current EPC Rating: E

Tenants
No smokers. Payment of all outgoings are the responsibility of the Tenant.

Tenancy Costs
Rent: £1,750 pcm
Deposit: £2,019 (the equivalent of 5 weeks rent)



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. Particulars Dated