

STEPPING STONES

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SWERFORD PARK, CHIPPING NORTON, OXON, OX7 4AT

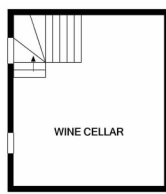
£5,250pcm



A substantial and exclusive four bedroom detached property nestled within the prestigious grounds of Swerford Park estate within close proximity of Soho Farmhouse. This stunning home comes furnished and benefits from oil central heating, expansive living areas and manicured gardens.

EPC Rating: E. Available: 16th May.

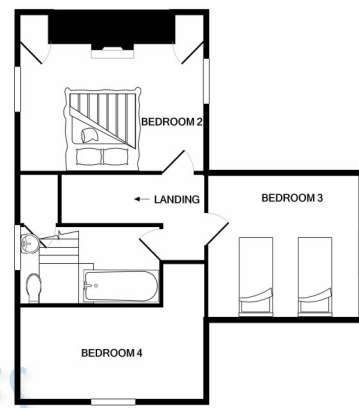
- 4 Bedrooms
- 2 Bathrooms
- Allocated car parking
- Oil central heating
- Desirable location
- Furnished



BASEMENT LEVEL
APPROX. FLOOR
AREA 188 SQ.FT.
(17.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1447 SQ.FT.
(134.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 631 SQ.FT.
(58.7 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

DINING ROOM: Dual aspect windows. Fireplace. Stairs leading down to wine cellar.

KITCHEN: Dual aspect windows. A range of fully fitted floor and wall mounted units. Large Aga.

GYMNASIUM: Wine cooler. Door leading to;

UTILITY ROOM: Floor mounted units. Washing machine.

BOILER ROOM: Tumble dryer. Door to side aspect.

W/C: Low level w.c and wash hand basin.

BEDROOM ONE: Window to rear aspect and French doors to front aspect. Built in wardrobes.

EN SUITE: White suite comprising full length bath with separate corner shower cubicle. Low level w.c and double basin vanity.

GARDEN ROOM: Fireplace. Dual aspect windows. Large skylight.

BEDROOM TWO: Two built in storage cupboards. Fireplace. Dual aspect windows.

BEDROOM THREE: Window to side aspect.

BEDROOM FOUR: Window to front aspect.

BATHROOM: White suite comprising bath with shower over, low level w/c and wash hand basin. Window to side aspect. Built in storage.

GARDEN: Laid to lawn with large patio area.

HEATING: Oil central heating

PARKING: Allocated car parking and separate garage

EPC RATING: E

COUNCIL TAX: Band E

REFERENCE: 433

RENT: £ 5,250.00

TOTAL DEPOSIT: £ 7,269.23

HOLDING DEPOSIT: £ 1,211.53

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.

