

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
**Telephone:** 01295 275909 • **Email:** info@steppingstonesletting.com



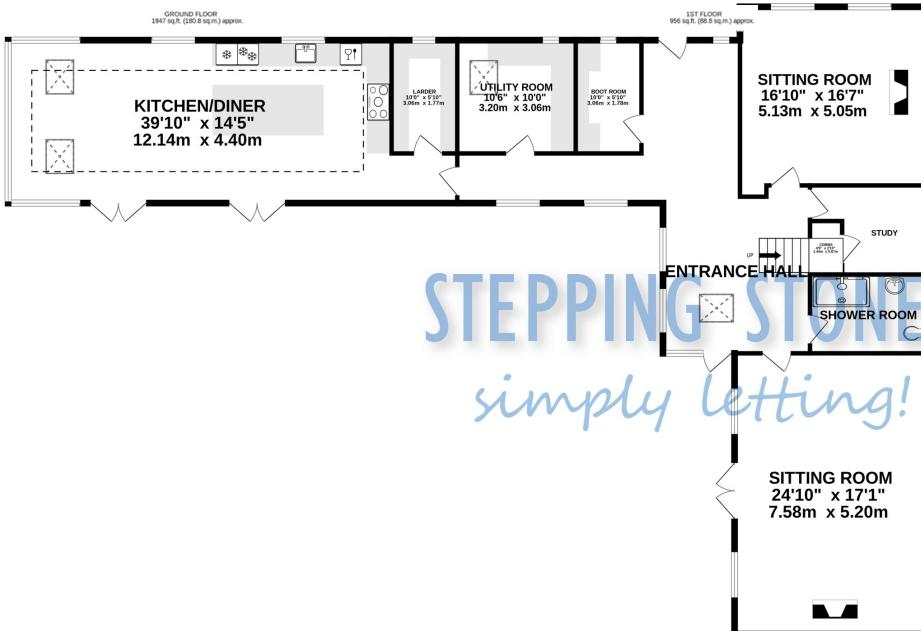
EPWELL ROAD, SHUTFORD, OXON, OX15 6HE

£4,500.00



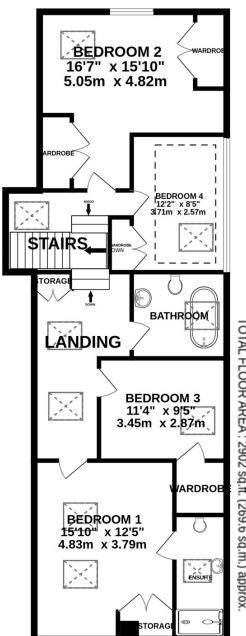
A rare opportunity to rent this beautiful detached character home, nestled in the heart of the countryside on the outskirts of Banbury. This property offers an unparalleled living experience amidst breathtaking landscaped gardens, ample driveway car parking and copious storage facilities throughout. EPC Rating: C. **Available: 1st May**

- 4 Bedrooms
- 3 Bathrooms
- High specification
- Ground source heating
- Integral entertainment system
- Village location



# STEPPING STONES

## simply letting!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 4,500.00  
 TOTAL DEPOSIT: £ 6230.76  
 HOLDING DEPOSIT: £ 1,038.46

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).

**BEDROOM ONE:** 15'10 x 12'5 Velux windows. Built in wardrobes.  
**EN SUITE:** White suite comprising shower cubicle, low level w/c and wash hand basin.  
**BEDROOM TWO:** 16'7 x 15'10 Window to front aspect. Built in wardrobes.  
**BEDROOM THREE:** 11'4 x 9'5 Windows to side aspect. Built in wardrobe.  
**BEDROOM FOUR:** 12'2 x 8'5 Windows to side aspect. Built in wardrobe.  
**BATHROOM:** Velux window. White suite comprising freestanding bath, low level w/c and wash hand basin.  
**SITTING ROOM:** 24'10 X 17'1 Windows and patio doors to rear aspect. Log burner. Integrated Sonos system.  
**SHOWER ROOM:** Window to side aspect. White suite comprising low level w/c, wash hand basin and shower cubicle.  
**STUDY:** Window to side aspect. Built in storage cupboard.  
**SITTING ROOM:** 16'10 x 16'7 Window to front aspect. Wood burner.  
**BOOT ROOM:** 10' x 5'10 Window to front aspect. Built in storage.  
**UTILITY ROOM:** 10'6 x 10' Window to front aspect. Washing machine and tumble dryer.  
**LARDER:** 10' x 5'10 Window to front aspect. Built in storage.  
**KITCHEN/DINING AREA:** 39'10 x 14'5 Windows to all aspects. Patio doors to rear aspect. A range of floor and wall mounted units with worktops over. Integrated fridge and freezer. Integrated dishwasher. Integrated Sonos system.  
**PARKING:** Ample driveway car parking.  
**COUNCIL TAX:** Band G  
**REFERENCE:** 188

**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.