

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

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FARNBOROUGH, OXON, OX17 1EL

£5,500pcm



This impressive five bedroom period farmhouse is situated on the rural edge of Banbury near the villages of Farnborough and Claydon. The property enjoys a peaceful countryside setting with far reaching views across surrounding farmland while remaining conveniently located for access to Banbury and the M40.

EPC Rating: E. Available: 6th July

- 5 Bedrooms
- 3 Bathrooms
- 3 Reception rooms
- Private driveway
- Countryside views
- Landscaped gardens



Approximate Gross Internal Area = 393.9 sq m / 4239 sq ft  
 Cellar = 28.9 sq m / 311 sq ft  
 Total = 422.8 sq m / 4550 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1197501)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

RENT: £ 5,500.00  
 TOTAL DEPOSIT: £ 7,615.38  
 HOLDING DEPOSIT: £ 1,269.23

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.

**CELLAR:** 20'3 x 15'7 Window to front aspect.

#### GROUND FLOOR

**ENTRANCE HALL:** Window to rear aspect. Hallway through to:

**STUDY:** 15'6 x 15'6 Window to front aspect.

**DRAWING ROOM:** 54'6 x 19'0 Triple aspect windows with doors to rear garden. Log burner.

**SITTING ROOM:** 15'7 x 12'0 Window to front aspect.

Inglenook fireplace. Door through to:

**PANTRY:** 10'5 x 7'11 Dual aspect windows.

**KITCHEN/DINER:** 26'11 x 19'2 Dual aspect windows and doors to rear aspect. Farmhouse style kitchen with floor mounted units. Gas hob and cooker. Aga.

#### FIRST FLOOR (SPLIT LEVEL)

**BEDROOM ONE:** 16'1 x 13'2 Built in wardrobes. Built in storage facilities.

**EN SUITE:** Window to side aspect. Suite comprising bath, bidet, low level w.c and wash hand basin. Built in cupboard.

**BEDROOM TWO:** 16'4 x 12'10 Window to front aspect.

Built in wardrobe. Through to:

**EN SUITE:** Window to side aspect. Bath with shower over. Wash hand basin, bidet and low level w.c.

**BEDROOM THREE:** 12'0 x 11'4 Window to rear aspect.

**BATHROOM:** Window to rear aspect. White suite comprising bath with shower over, wash hand basin, low level w.c and bidet.

#### SECOND FLOOR

**BEDROOM FOUR:** 17'3 x 15'5 Dual aspect windows including a Velux.

**BEDROOM FIVE:** 17'1 x 15'5 Dual aspect windows including a Velux.

**POTENTIAL BEDROOM:** 8'10 x 7'2 Window to front aspect.

**GARDENS:** Extensive formal landscaped gardens. Walled garden with potting shed. Large pond.

**HEATING:** Oil fired heating

**PARKING:** Private driveway with parking for ample vehicles. Four bay garage.

**COUNCIL TAX:** Band E

**EPC RATING:** E

**REFERENCE:** 291

