

STEPPING STONES

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

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HOGG LANE, CHARLTON, OXON, OX17 3DJ

£3,500pcm

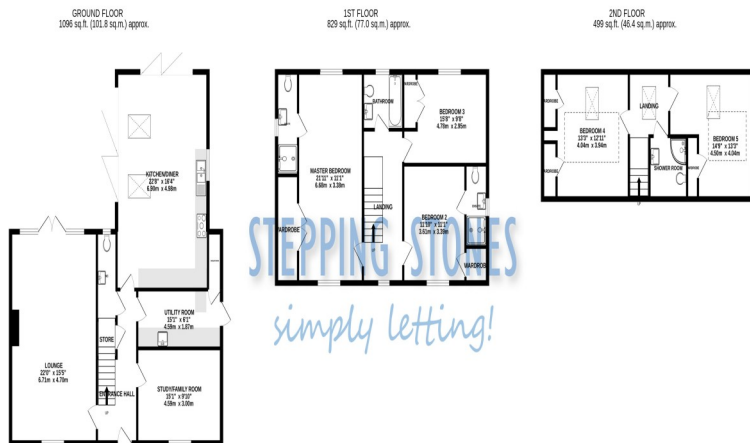


A stunning five bedroom and five bathroom detached family home set on the edge of the beautiful village of Charlton. The property has beautiful countryside views and boasts an impressive vaulted kitchen/diner with living accommodation over three floors. EPC Rating: B. **Available: 1st December**

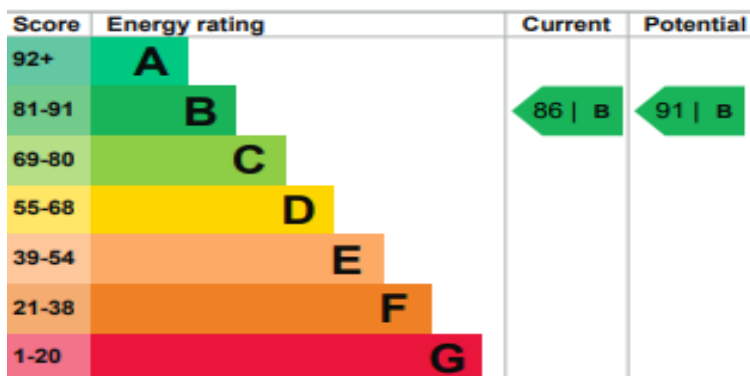
- 5 Bedrooms
- 5 Bathrooms
- Gas central heating
- Integrated appliances
- Village location
- High specification

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA



TOTAL FLOOR AREA: 2424 sq.ft. (225.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RENT: £ 3,500.00
 TOTAL DEPOSIT: £ 4,038.46
 HOLDING DEPOSIT: £ 807.69

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).

LOUNGE: 22'0 x 15'5 Dual aspect windows with patio doors to rear aspect.

STUDY/FAMILY ROOM: 15'1 x 9'10 Window to front aspect.

UTILITY ROOM: 15'1 x 6'1 Door to side aspect. Wall and floor mounted units with worktops over. Washing machine and dryer. Integrated full length freezer.

WC: Window to rear aspect. Comprising low level w/c and wash hand basin.

KITCHEN/DINER: 22'8 x 16'4 Open plan kitchen/diner comprising floor and wall mounted units with worktops over. Two ovens and a grill. Integrated dishwasher and a full length fridge. Induction hob. Dual aspect trifold doors and Velux windows to rear aspect.

BEDROOM ONE: 21'11 x 11'1 Dual aspect windows. Built in double wardrobe.

EN SUITE: Window to side aspect. Suite comprising low level w/c, wash hand basin and shower.

BATHROOM: Window to rear aspect. Bath with shower over, low level w/c and wash hand basin.

BEDROOM TWO: 11'10 x 11'1 Window to front aspect.

EN SUITE: Window to side aspect. Suite comprising low level w/c, wash hand basin and shower.

BEDROOM THREE: 15'8 x 9'8 Window to rear aspect. Built in wardrobe.

BEDROOM FOUR: 13'3 x 12'11 Velux window to rear aspect. Two built in wardrobes.

BEDROOM FIVE: 14'9 x 13'3 Velux window to rear aspect. Built in wardrobe.

SHOWER ROOM: Suite comprising corner shower cubicle, wash hand basin and low level w/c.

HEATING: Gas central heating. Underfloor heating downstairs.

PARKING: Driveway car parking for three or more vehicles.

GARDEN: Enclosed rear garden with a patio area and the rest is laid to lawn. 8' x 10' garden shed.

COUNCIL TAX: G

EPC RATING: B

REFERENCE: 333

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.

