



**EYNHAM ROAD, CASSINGTON, OX29**  
£5,500 per month\*

**Carter Jonas**



# MANOR FARM, EYNHAM ROAD, CASSINGTON, WITNEY,

- 5 bedrooms
- 5 reception rooms
- 3 bathrooms
- large garden
- Paddock
- unfurnished
- parking

## LOCATION

## THE PROPERTY

Attractive farmhouse property set in approximately 2 1/2 acres including outbuildings and adjoining fenced paddock.

The property offers flexible family living with 5 reception rooms on the ground floor and modern shaker style kitchen/diner with range cooker and integrated dishwasher. Utility room and large cloakroom leading to W/C.

Upstairs are five double bedrooms, two with en-suites and a further family bathroom.

Generous sized cellar. Ample driveway parking for multiple cars. Substantial front and rear garden.

Cassington is a small village just 5 miles West of Oxford, offering convenient access directly onto the A40. The nearby Long Hanborough train station offers a commuter link to London Paddington, and Oxford Parkway station connects to London Marylebone in 55 minutes. Cassington itself is centred around a village green and has a church, two public houses, village hall and a plant nursery.

Pets considered. Mains electric and water. Oil heating.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Attractive five bedroom farmhouse situated in the desirable village of Cassington - approx. 7 miles from Oxford.





Available mid March for a minimum 12 month term on an unfurnished basis.

EPC: E Council tax: Band E

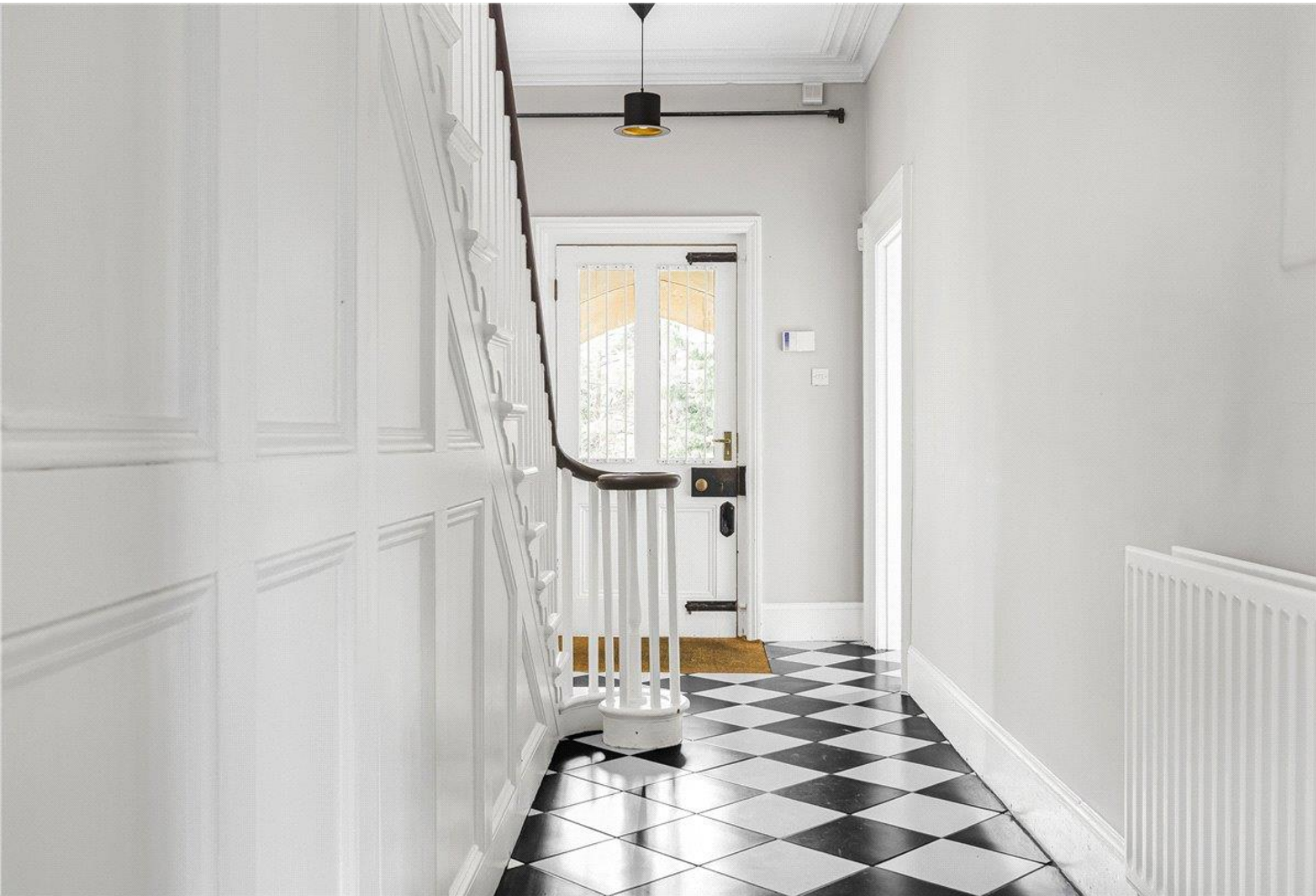
Holding deposit = 1 weeks rent of £1269

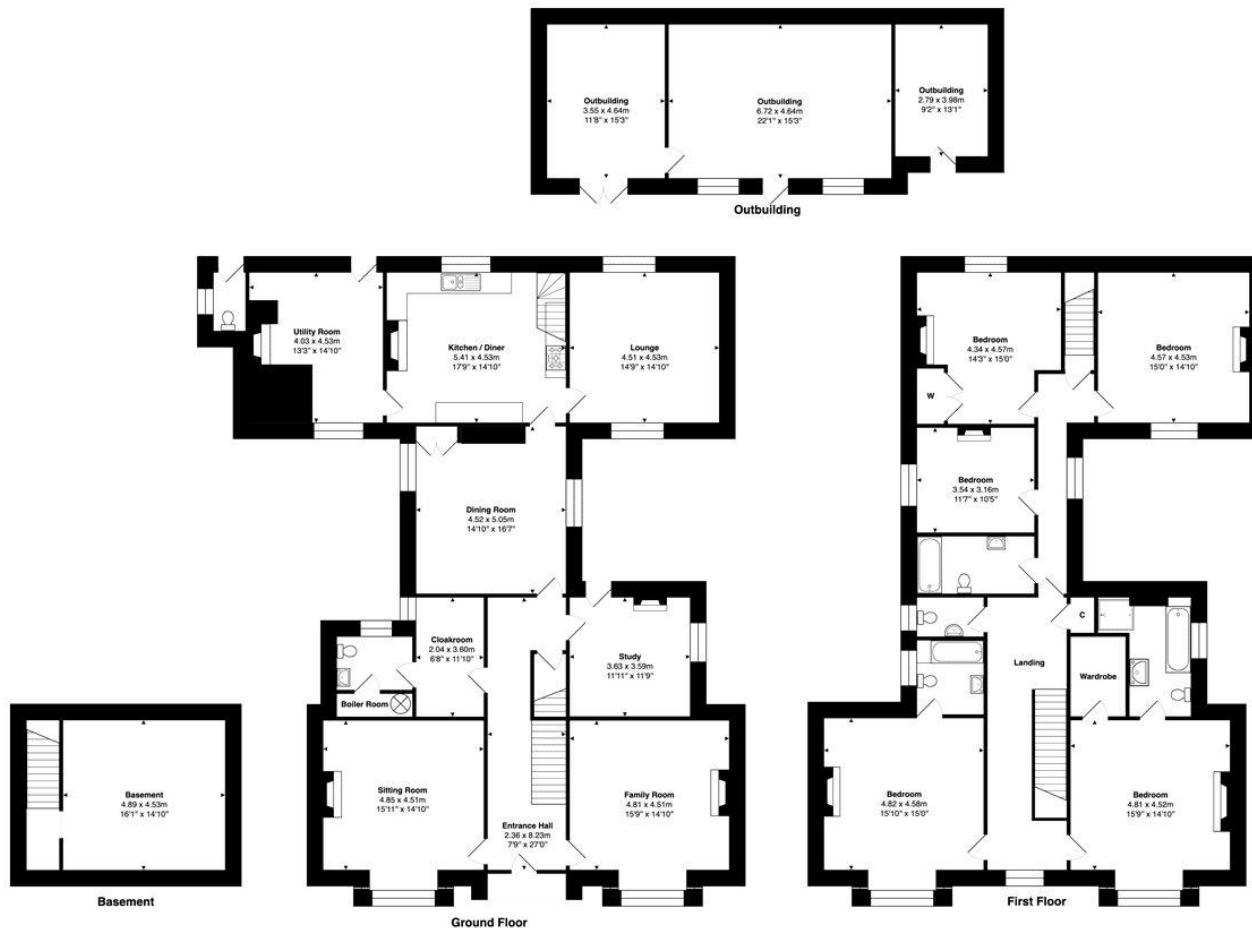
Deposit is 6 weeks rent (£5,500 pcm = £7615 deposit)

**OUTSIDE**

**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band E
Directions	





Approx. Gross Internal Area: 371.6 m<sup>2</sup> ... 4000 ft<sup>2</sup> (excluding outbuilding)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.  
Drawn by E8 Property Services. www.e8ps.co.uk



#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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