



**WYTHAM, OXFORD, OX2**  
£5,000 per month\*

**Carter Jonas**

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# OVERFORD FARM, WYTHAM, OXFORD, OXFORDSHIRE, OX2 8QN

- 5 bedrooms
- 3 reception rooms
- 3 bathrooms
- garden
- courtyard
- allocated parking
- barn storage or workshop

## THE PROPERTY

Overlooking the river on the edge of the village Overford Farmhouse offers flexible, modern accommodation consisting: ground floor: entrance hall, kitchen/breakfast room, dining room, sitting room, study/play room, shower room, utility room. 1st floor: principal bedroom with ensuite shower room, 4 further bedrooms, main bathroom with large walk in shower.

Courtyard, garden overlooking the river, large private car park. Barn for storage or workshop.

Mains services are connected. Newly installed air source pump heating system.

Available on an unfurnished basis from late July for a minimum 12 month term.

EPC: Awaiting new report.

Council tax band F - please see Vale of White Horse District Council for current costs

The property has a flood risk 3.

A newly refurbished 5 bedroom period farmhouse situated within the historic village of Wytham just on the outskirts of Oxford's ring road.



Internet & Mobile. Further information on availability and speeds can be found on the Ofcom website.

Holding deposit = 1 weeks rent £1,153

Deposit = 6 weeks rent @ £5,000 pcm £6,923.00

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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

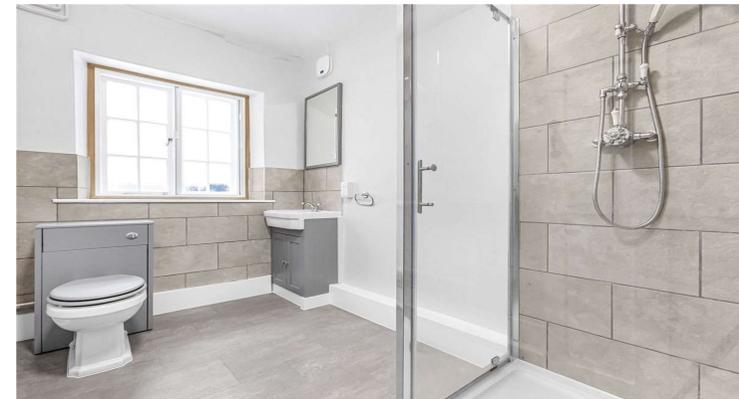
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Local Authority Vale Of Whitehorse District Council, Milton Park - Council Tax Band F

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Approximate Gross Internal Area 2926 sq ft – 272 sq m  
 Ground Floor Area 1470 sq ft – 137 sq m  
 First Floor Area 1456 sq ft – 135 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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