



STANTON HARCOURT ROAD, SOUTH LEIGH, OX29

£3,500 per month*

Carter Jonas

STANTON HARCOURT RD, SOUTH LEIGH, WITNEY, OX29 6XQ

A well presented detached house set in a quiet rural location on the edge of a woodland on the outskirts of the Village.

- 4 Bedrooms
- 3 bathrooms
- 2 receptions
- Garage
- Office
- Basement
- Unfurnished
- Garden
- Storage
- Professionally managed

THE PROPERTY

Accommodation comprises: Entrance hall with oak floor, cloakroom wc. Basement with tiled floor: large double bedroom/reception room, dry cellar with wine cellar and strong room. Ground floor: Large family kitchen/diner finished to a high specification with stone floors, under floor heating and wood burner, utility room, garden room, sitting room with views onto garden. 1st floor: 4 double bedrooms with two en suites and family bathroom.

Externally the property has a double garage, office with cloakroom, two stores. Driveway with parking.

Available April on an initial 12 month term on a unfurnished basis.

EPC D

Council tax band H - please see Cherwell District Council for current costs

The property is freehold with a very low flood risk form rivers and sea but high for surface water.

Pets are considered.



Mains drainage, water, gas and electricity. Oil fired central heating. Internet & Mobile. Further information on availability and speeds can be found on the Ofcom website.

Holding deposit = 1 weeks rent £807

Deposit = 5 weeks rent @ £3500 pcm = £4038

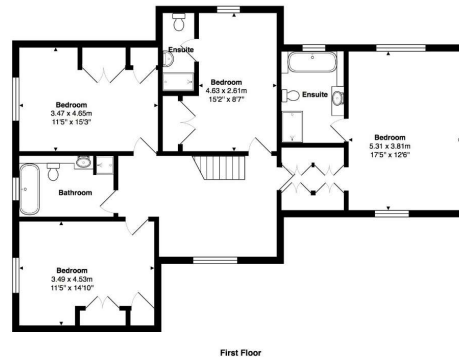
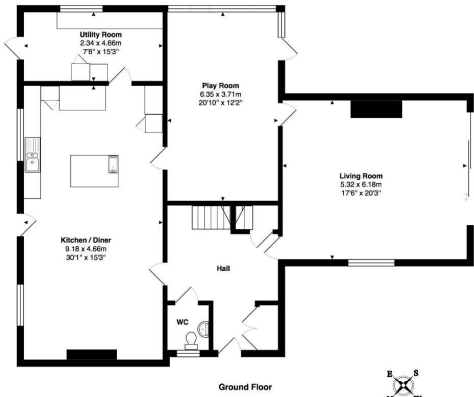
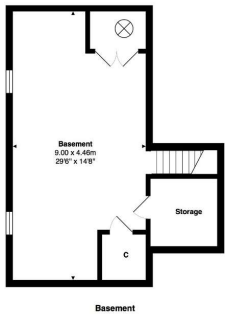
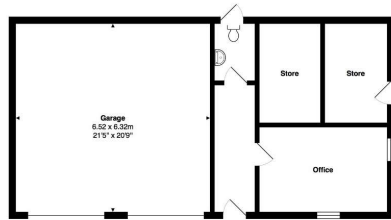
ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

Local Authority West Oxfordshire District Council - Council Tax Band H





Approx. Gross Internal Area: 295.1 m² ... 3177 ft² (excluding garage, office, store)

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 misstatement. This plan is for illustrative purposes only and should be used as such. Drawn by EA Property Services, www.ea.co.uk All measurements are approximate and for display purposes only.



IMPORTANT INFORMATION

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