



WYTHAM, OXFORD, OX2
£4,300 per month*

Carter Jonas

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

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 immediately for a minimum 12 month term.

EPC: D

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

The property has a flood risk 3.

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

Holding deposit = 1 weeks rent £992

- Council Tax Band = F
- Deposit Required = £5,953.85
- Minimum term 12 months
- 5 bedrooms
- 3 reception rooms
- 3 bathrooms
- garden
- courtyard
- allocated parking
- barn storage or workshop
- refurbished
- unfurnished
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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



LAN

Itd ensures the highest level of accuracy, measurements of doors, windows and rooms are o responsibility is taken for error, omission or misstatement. These plans are for representation defined by RICS code of measuring practice. No guarantee is given on total square footage of the s plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Classification L2 - Business Data

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