



TO LET UNFURNISHED

STUDIO ACCOMMODATION FITTED TO AN EXCELLENT STANDARD WITHIN A GRADE II LISTED MANOR HOUSE IN OXHILL

RENT: £800.00 pcm

DEPOSIT: £923.07

NO TENANT APPLICATION FEES

- Living/Bedroom
- Kitchen
- Shower Room
- Garden Area
- Parking
- Utility Costs Included
- EPC Rating: D

STUDIO APARTMENT, OXHILL MANOR
£800 PCM

STUDIO APARTMENT OXHILL MANOR

3.5 miles from Kineton
5 miles from Shipston on Stour
7 miles from Gaydon (M40 Junction 12)
15 miles from Warwick/Leamington Spa

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Viewing strictly by appointment
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Oxhill is a popular village set in the undulating South Warwickshire countryside, close to the Cotswolds and to the North Oxfordshire County borders. The village offers a well-known Public House and Church, whilst the neighbouring village of Tysoe has a GP surgery, village store and post office.

The Studio is exceptionally well-appointed and forms part of the north-wing of this impressive manor house. The accommodation is presented to an excellent standard with rural views over the surrounding gardens and Oxhill Manor grounds.



Entrance

Accessed through the front door of the manor house, the accommodation has a private door leading to the North wing. The staircase rises to the first-floor landing with balustrade and window to the front of the property.

Living/Bedroom

Double aspect to front and side, exposed beam, carpet to floor.

Shower Room

Enclosed glazed shower cubicle, pedestal wash hand basin, close-coupled WC, part-tiled walls, tiled floor, extractor fan and radiator.



Kitchen

Fitted with kitchen units under an L-shaped wood-effect worktop to two walls. Inset stainless steel sink with drainer and mixer tap, electric hob and single electric oven, extractor hood, space and plumbing for washing machine and space for free-standing fridge freezer.

Outside

The studio benefits from allocated garden seating area and parking space.

GENERAL INFORMATION

Directions:

CV35 0QE

From Kineton, follow signs to Oxhill via Little Kineton and continue over the A422 crossroads. Turn left as you enter Oxhill, into Main Street then turn left into Beech Road. Follow the road to the end where the entrance to Oxhill Manor can be found.

What3 Words

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Services

Mains water, drainage and electricity are connected to the property. The rent includes the costs for heating, electricity, water, council tax and internet access.

Council Tax

Included in rent.

Energy Performance Certificate

Current: 64 Potential: 76 Band: D

Tenancy

The property is available to let for an initial period of 12 months at a rent of £800 per calendar month, INCLUSIVE of outgoings as mentioned above.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

JKC/2093/05.03.2024