



## TO LET FURNISHED

SPACIOUS SECOND FLOOR APARTMENT  
FORMING PART OF A DELIGHTFUL GRADE  
II LISTED HOUSE IN A RURAL LOCATION

RENT: £900.00 pcm  
DEPOSIT: £1038.46

NO TENANT APPLICATION FEES

- Sitting Room
- Kitchen/Dining Room
- One Bedroom
- Bathroom
- Allocated Garden area
- Parking
- EPC Band D

HORNTON  
£900 PCM

## THE APARTMENT HORNTON GROUNDS OX15 6HH

6 miles from Banbury  
13 miles from Stratford-upon-Avon  
8 miles from Gaydon (M40 Junction 12)

### A SPACIOUS SECOND FLOOR APARTMENT WITHIN AN IMPRESSIVE GRADE II LISTED HOUSE

Viewing strictly by appointment

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**Hornton Grounds** is located approximately ½ mile to the South of Hornton village and accessed by a private drive from the A422 Banbury to Stratford-upon-Avon road. Hornton village offers a popular Public House and village church. The nearby town of Banbury offers a wide range of leisure, shopping and transport facilities. There is a public footpath from Hornton Grounds to Hornton village.

**The Apartment** is accessed through the front door of the main house and the entrance to the apartment is found on the first-floor landing. The property comprises a spacious one bedroom furnished apartment which has been tastefully presented by the owners. Ideal tenant would be a single professional person. Washing machine facilities are available in the utility room of the main house on the ground floor.

#### ACCOMMODATION

Front door on the first-floor landing opens to staircase, rising to landing. **Sitting Room** 4.59m x 3.62m(15'x11'10") approx. with window to side, built-in shelving, recessed storage area with hanging rail and low-level window. **Kitchen/Dining Room** 4.05m x 3.53m(13'3"x11'7") windows to side, fitted with a single worktop with storage cupboards under and integrated four ring electric hob, inset stainless steel sink and drainer, single electric oven, slimline dishwasher, fridge freezer, microwave and built-in storage cupboards. **Bathroom** fitted with bath with glazed shower screen and wall-mounted shower over, close coupled WC, pedestal wash hand basin, tiled floor and walls, extractor fan and towel radiator. **Bedroom** 5.11m x 3.36m/16'9" x 11' approx. window to side.

#### OUTSIDE

To the front of the property there is allocated parking in the gravel drive. Lawn to the front of the house leads down to concrete seating area which the tenants may use at their own discretion.



#### GENERAL INFORMATION

##### Directions

From Banbury, take the A422 Stratford Road, passing through the villages of Drayton and Wroxton. Continue along the A422 passing the turning to Hornton village. After passing the Indian Queen restaurant, take the next right and the immediately right again into the private drive for Hornton Grounds. Follow the drive to the property, continue around the tennis court where the parking will be found on the right in front of the main house.

What3Words:

OX15 6HH  
///united.perfumed.jacuzzi

##### Services

Mains water and electricity are connected to the property. The central heating system is electric heaters.

##### Council Tax

Payable to Stratford District Council.

##### Energy Performance Certificate

Current: 58 Potential: 79 Band: D

##### Tenancy

The property is available to let for an initial period of 12 months at a rent of £900 per calendar month, inclusive of: council tax, water rates and oil. Electricity is metered separately and borne by the tenant.

##### Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign a Contractual 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.

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