



**The Paddocks  
Lower Nill, Hook Norton**

**£895 PCM**

FABULOUS VIEWS IN A RURAL LOCATION



## The Paddocks Lower Nill Hook Norton Nr Banbury OX15 5DG

**FABULOUS VIEWS IN A RURAL LOCATION**

- Oil Central Heating
- Double Glazing
- Three Bedrooms
- Spacious Living
- Fantastic Views
- Working Farm Location
- EPC Rating E

**VIEWING** Strictly by prior appointment through

Tayler & Fletcher

**Tel: 01608 644 344**

### Hook Norton

Is a popular, well-served Oxfordshire village situated on the edge of the Cotswolds, close to such centres as Banbury (7 miles with M40 link), Charlbury (10 miles), both with main line station to London, Chipping Norton (5 miles), Stratford-upon-Avon (18 miles) and Oxford (24 miles). The village itself has a village shop, Post Office, Doctors and Dental Surgeries, Library, Public Houses, brewery, well-regarded Primary School and secondary education is available at both Chipping Norton and Bloxham., and there is also a local bus service.

### Directions

Leave the village of Hook Norton on the Sibford Road, follow the road for approximately 1.5 miles until you reach a junction (The Gate Hangs High pub is situated on the opposite side of the road), take the left hand turn and follow the road for approximately half a mile, there is a terrace of properties on the left hand side with a left hand lane straight after leading to the farm signposted Lower Nill follow the track until you reach a pair of semi detached houses on the left.

### The Paddocks

Is a semi detached house situated on the outskirts of Hook Norton, in a rural location on a working farm. The house has three bedrooms, lots of living space and a large garden, and the countryside views surrounding the property are fantastic. The property is on oil central heating. Please note that the landlord lives next door and manages this property and it is situated on a working farm.

### Entrance Hall / Cloakroom

The front porch leads into a spacious hall with a tiled floor and radiator there is ample space for shoes/ and coats to be stored. A door leads to the downstairs cloakroom, stairs lead to the first floor and doors lead to the sitting room and dining room.

### Sitting Room 19'1" x 13'1"

A generously spacious and light family room, with two large windows overlooking the front and the rear of the property offering fabulous rural views. Carpeted and neutrally decorated there is also an open fireplace and two large radiators.



### Dining Room 19'0" x 9'10"

The dining room is a large room and has a tiled floor, 2 radiators and a feature fireplace. The window to the rear offers a rural outlook again and there is a large archway leading into the kitchen creating an open plan feel.



## Kitchen 16'0" x 7'5"

Has a tiled floor and two large windows over looking the garden and countryside beyond, there is also a door leading out to the garden. The Kitchen is fitted with floor and wall mounted units incorporating a fitted fridge, dishwasher, and oven/hob.

## Master Bedroom 19'0" x 13'4" Max

The master bedroom is lovely and spacious with three windows overlooking the gardens and fields. Carpeted with two radiators.



## Bathroom 9'9" x 7'8" Max

Has a tiled floor and tiled walls floor to ceiling, the bathroom is a good sized family bathroom and is fitted with a radiator, bath, WC, wash hand basin and shower cubicle.



## Bedroom 2 9'10" x 9'6" Max

Carpeted and neutrally decorated with a radiator and velux window overlooking the rear and offering fantastic views.

## Bedroom 3 9'0" x 8'8" Max

With a window to the front overlooking the surrounding fields and mature trees, the room is carpeted with a radiator.

## Outside Space

There is parking to the front of the property and a spacious lawn to the side and rear of the property, with fantastic views

over the surrounding countryside. The garden has a wooded area to one side and is fenced to the other.

## Council Tax Band

Band C Rates payable 2013/14 £1353.09

## Restrictions

No smokers, no DHSS, Children and Pets by arrangement

## Notes

Please note this property will be managed by the landlord

## Security Deposit

A security deposit of £1345 is payable at the commencement of the Tenancy. This will be held on the Tenants behalf in a Client Monies Services account at Lloyds TSB, and will be refunded at the termination of the Tenancy, less any deductions in respect of outstanding accounts, dilapidation's etc. If any. Tayler & Fletcher are members of the insurance backed Tenancy Deposit Scheme (TDS). The Tenant can find out further information from the website which can be accessed at [www.tds.gb.com](http://www.tds.gb.com)

## Application Fee

An application fee of £95 (inclusive of VAT) is payable for a single applicant. Where an application is made by two or more persons, then an extra £35 (inclusive of VAT) will be charged per additional person. Cheques should be made payable to Tayler & Fletcher. Completion of the application form is not the guarantee of a Tenancy. A Tenancy will only be granted upon the applicant passing the referencing system, the Landlord having vacant possession of the property, subject to the contracts being signed and the rent and deposit being received in cleared funds.

## Agreement Fee

£90.00 (inclusive of VAT) on both original tenancy and renewals. AGENTS NOTE - It will be a condition of letting that payment of the first months rental and security deposit is made in sufficient time to allow for cheque(s) to be cleared - at present 10 days should be allowed. If time does not permit for this, then the Tenant(s) will be expected to make arrangements for the amount(s) to be paid by cash, Bankers Draft or Building Society cheque.

## Viewing

By prior appointment please through Chipping Norton Office on 01608 644344





Energy Performance Certificate		SAP	
The Paddocks Lower Nili, Hook Norton, BANBURY, OX15 5DG			
Dwelling type:	Semi-detached house	Reference number:	0209-2878-7741-9397-5875
Date of assessment:	18 April 2013	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	18 April 2013	Total floor area:	119 m <sup>2</sup>
Use this document to:			
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>			
Estimated energy costs of dwelling for 3 years:		£ 4,473	
Over 3 years you could save		£ 1,029	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	
Heating	£ 3,681 over 3 years	£ 2,958 over 3 years	
Hot Water	£ 600 over 3 years	£ 294 over 3 years	
<b>Totals</b>	<b>£ 4,473</b>	<b>£ 3,444</b>	
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.</p>			
Energy Efficiency Rating			
		<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>	
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 231	
2 Floor insulation	£800 - £1,200	£ 192	
3 Heating controls (room thermostat)	£350 - £450	£ 183	
See page 3 for a full list of recommendations for this property.			
To find out more about the recommended measures and other actions you could take today to save money, visit <a href="http://www.direct.gov.uk/savingenergy">www.direct.gov.uk/savingenergy</a> or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.			