



**The Hayloft
New Chalford Farm, Chipping Norton**

£625

A spacious 1 bed roomed Barn Conversion, with parking and garden, located in a quiet rural setting, on the edge of a farm. To let unfurnished for 6 months or longer.

Kingham Rail Station 5.1 miles, Charlbury Rail Station 5.2 miles, Oxford 24 miles, Banbury 15 miles (M40 Junction 11), Witney 14.1 miles. (All distances

**The Hayloft
New Chalford Farm
London Road
Chipping Norton
OX7 5QY**

A SPACIOUS 1 BEDROOMED BARN CONVERSION, WITH PARKING AND GARDEN, LOCATED IN A QUIET RURAL SETTING, ON THE EDGE OF A FARM. TO LET UNFURNISHED FOR 6 MONTHS OR LONGER.

- Entrance Hall/Utility
- Kitchen/Living Room
- Double Bedroom
- Bathroom
- Garden
- Parking for 1 car

VIEWING Strictly by prior appointment through

Tayler & Fletcher

Tel: 01451 830383

Description

The Hayloft is a well converted barn providing spacious accommodation and set in very quiet rural surroundings.

The property benefits from oil-fired central heating.

Location

Chipping Norton is an attractive and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of Retailers, Bank and Professional Services, Community Hospital and Health Centre, Swimming Pool and Leisure Centre, Golf Course, Theatre, and excellent Primary and Secondary Schools.

Directions

From our offices in Chipping Norton, proceed up New Street, along the A44 Worcester Road. At the mini roundabouts, turn right up London Road. After approximately one mile, the entrance to New Chalford Farm is found on the right hand side.

ENTRANCE HALL/UTILITY

Matching base and wall units with laminate worktops and tiled splashbacks, radiator, Washing machine and Tumble dryer, ceramic tiled floor and stairs off.

First Floor

LARGE LANDING

Radiator, telephone point, and door to built-in airing cupboard with electric immersion heater and slatted shelving.

LIVING ROOM AND KITCHEN 16'5 x

Range of base units with laminate worktops and tiled splashbacks, incorporating stainless steel single drainer sink unit, 4-ring ceramic hob with electric oven beneath, undercounter fridge, oil-fired boiler, window seat, two TV points, two radiators.

BEDROOM 16'3 x 13'2

Under eaves storage cupboard, with radiator, TV point,

BATHROOM

Pnelled bath with telephone style mixer taps and tiled splashback, pedestal wash hand basin with tiled splashback, low level WC, strip light and shaver socket, extractor fan, and radiator.

OUTSIDE

The garden has a large paved patio area and lawn with flower borders, a timber Garden Shed and access to the Parking Area.

Services

Mains electricity,(metered), water and drainage (included in rent),

Local Authority

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
Tel: (01993) 702941
Council Tax Band 'A'

Viewing

Viewing is strictly via the Sole Agents and prospective tenant should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

Security Deposit

A security deposit of £721 is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with TDS Custodial Services by the Landlord.

Holding Deposit

One week's rent. This is to reserve a property. A holding deposit of one week's rent is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Restrictions

1. Unsuitable for pets and children.
2. Non smokers only

Agents Notes

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 funds to be cleared. All payments by bank transfer.

Tayler & Fletcher and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Messrs Tayler & Fletcher has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the partners of Tayler & Fletcher LLP is available at each Tayler & Fletcher Office.



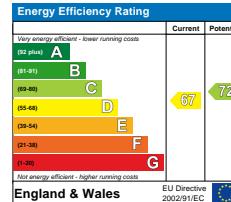
Energy Performance Certificate



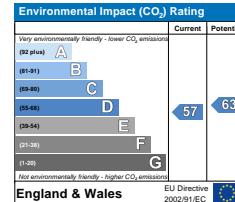
The Hayloft, London Road
CHIPPING NORTON
OX7 5QY

Dwelling type: Top-floor flat
Date of assessment: 18 January 2011
Date of certificate: 18 January 2011
Reference number: 0785-2828-6890-9999-1465
Type of assessment: RdS5, existing dwelling
Total floor area: 60.00 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales



England & Wales

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	243 kWh/m ² per year	210 kWh/m ² per year
Carbon dioxide emissions	3.7 tonnes per year	3.2 tonnes per year
Lighting	£68 per year	£43 per year
Heating	£412 per year	£372 per year
Hot water	£183 per year	£157 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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