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AVAILABLE TO RENT

1 QUEENS COTTAGE

Sparsholt, Wantage, Oxfordshire OX12 9PS

Wantage 4 miles, Lambourn 6 miles, Oxford 14 miles, M4 (j14) 10 miles

**AN ATTRACTIVE PERIOD COTTAGE
IN A SOUGHT AFTER DOWNLAND VILLAGE**

Sitting Room with fireplace, Kitchen/Dining room, 2 Bedrooms,
Bathroom, Garden

Rent £1050 per calendar month

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A period end of terrace cottage providing 2 bedroom accommodation in an enchanting downland village, a short walk from the village pub.

Being on the edge of the Lambourn Downs, there is excellent walking and riding close by and good communications with Didcot Station (Paddington 45 minutes) within half an hours drive.

Accommodation

Ground floor

Sitting Room
Kitchen
Dining Room

First floor

Landing
Bedroom 1
Bedroom 2
Bathroom



Services

Mains electricity, water and drainage are connected.

Local Authority

Vale of the White Horse District Council, Abbey House, Abbey Close, Abingdon, OX14 3JE Telephone 01235 520202.

The house is assessed for Council Tax purposes in Band C and the amount payable for 2024/25 is £2026.89

Lease

To be let unfurnished on an Assured Shorthold Tenancy for an initial period of one year at a rent of £1050 per calendar month exclusive. The tenant will be responsible for Council Tax and all other outgoings.

A returnable security deposit equivalent to five weeks rent will be required from the tenant.

Viewing

By appointment only with the agents

Pilgrim Bond telephone 01488 72911.

Directions

From Lambourn proceed north from Oxford Street towards Wantage. After approximately 3 miles, at the top of the hill by the communications mast, turn left signposted Sparsholt. At the crossroads at the bottom of the hill turn left along the B4507 and take the first right turn towards the centre of Sparsholt village. Upon entering the village take the second left turn, continue for around 100m and the property is found on the left hand side.

PROPERTY MISDESCRIPTIONS ACT 1991

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