



**LOWER FARM, DENTON, OX44**

£1,850 per month\*

**Carter Jonas**

# LOWER FARM, DENTON, OXFORDSHIRE, OX44 9JL

- 3 Bedrooms
- 2 Reception rooms
- 3 Bathrooms
- Parking
- Garden
- Unfurnished
- Available for 12 months only

## LOCATION

The property is located in the small hamlet of Denton. Adjacent to the village of Cuddesdon which has pub, church and village hall. Garsington is nearby with a popular CofE primary school and bus routes into Oxford. Located just 3 miles from the Oxford Ring Road and the Cowley Business Park, there is easy access on to the A40/M40 and the A34.

## THE PROPERTY

Comprising : Entrance hall, large kitchen/breakfast room, sitting room, study area, ground floor bedroom with ensuite shower room, 2 further bedrooms and 2 further bathrooms. Double garage, garden shared with one other property, parking for several cars.

The property is available April for a 12 month term only on an unfurnished basis.

EPC rating E. Council tax band E (South Oxfordshire District Council). Gas fired central heating. Electricity and mains water.

Flood Risk: Very low

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

Council tax: Band E

Holding deposit = 1 weeks rent £426.00

Deposit = 5 weeks rent @ £1,850 pcm = £2,134.00

A converted barn with flexible accommodation in the conveniently located village of Denton.



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## ADDITIONAL INFORMATION

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Offers Available for a 12 month term

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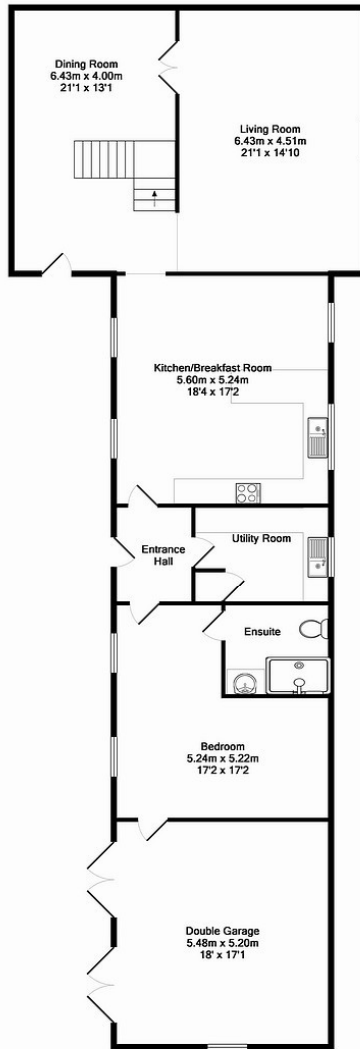
Viewing Strictly by appointment

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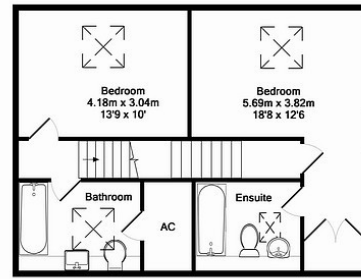
Local Authority South Oxfordshire District Council - Council Tax Band E

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GROUND FLOOR  
APPROX. FLOOR  
AREA 1643 SQ.M.  
(1643 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 547 SQ.M.  
(589 SQ.FT.)

TOTAL APPROX. FLOOR AREA 207.3 SQ.M. (2232 SQ.FT.)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This floor plan is for information purposes only. Please see Website 02044



#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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