



LITTLE BALDON FARM, LITTLE BALDON, OX44
£4,000 per month*

Carter Jonas

LITTLE BALDON, OXFORD, OX44 9PU

- 2 receptions
- 5 bedrooms
- 3 bathrooms
- unfurnished
- garden
- parking
- Detached
- Gated

THE PROPERTY

Large 5-bedroom country house situated in a village location in South Oxfordshire. Accommodation comprising: Large Entrance Hall, Spacious kitchen/dining room, large sitting room, utility room cloakroom wc. 1st Floor: 3 king size bedrooms (1 with en-suite) and 2 double bedrooms. The large landing runs in a loop around the property, allowing each room easy access to the 3 bathrooms. Gated access with garden and large parking area.

Mains electricity, oil heating, mains water. There is an additional £20.00 per calendar month payable towards emptying the septic tank.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Council Tax Band: E - please check with South Oxfordshire District Council for current charges

EPC: E

Unfurnished from late October or early November.

Flood risk: Low

A magnificent 5 bedroom country house located on the grounds of a working farm within Little Baldon.



LOCATION

The property is conveniently situated just 7 miles from Oxford City Centre, 9 miles from the M40, and 8 miles from Milton Park & Didcot Parkway. Little Baldon is surrounded by many beautiful villages with pubs and restaurants.

Holding deposit = 1 weeks rent of £923

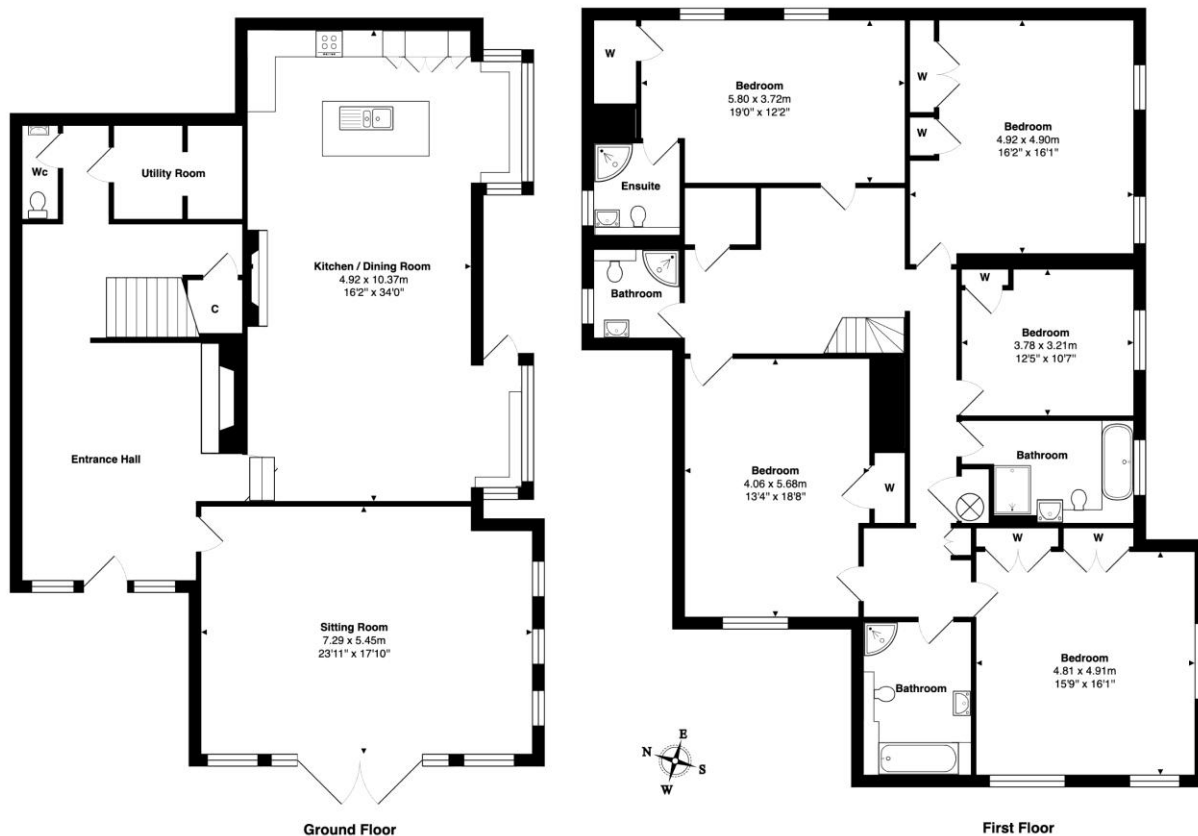
Deposit is 5 weeks rent (£4000 pcm = £4,615 deposit)

ADDITIONAL INFORMATION

Viewing	Strictly by appointment
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Local Authority	South Oxfordshire District Council - Council Tax Band E
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Approx. Gross Internal Area: 315.0 m² ... 3390 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk



IMPORTANT INFORMATION

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