



ARDLEY ROAD, MIDDLETON STONEY, OX25
£3,250 per month*

Carter Jonas

ARDLEY ROAD, MIDDLETON STONE, BICESTER, OXFORDSHIRE, OX25 4AE

Built in 1914 this Victorian detached rural property is newly renovated with far reaching views and easy access to the M40 located on the edge of the village of Middleton Stoney. Available for a flexible long term tenancy.

- 4 bedrooms
- 1 reception room
- 3 bathrooms
- detached
- unfurnished
- Newly refurbished
- rural
- parking
- car port
- outbuildings

THE PROPERTY

Accommodation consists: Ground floor: a spacious entrance hall with feature glass doors leading to the sitting room with a hard wooden floor, large kitchen/breakfast room/family room, shower room/utility room, sun room. First floor: 4 double bedrooms, an ensuite shower room to one of the bedrooms, main family bathroom.

Externally the property boasts a car port, 4 brick built external storage buildings/sheds and outside W.C. Parking for several cars in the gravel drive. Garden mainly laid to lawn.

Mains electricity, oil heating, mains water.

Pets are not possible here due to livestock.

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

Council Tax Band: D - please check with Cherwell District Council for current charges

EPC: C

Available now on an unfurnished basis.

Flood risk: Very Low



LOCATION

The property is conveniently situated just to the north of the village which is approximately 2.5 miles west of Bicester and 11 miles north of Oxford City Centre, 3 miles from the M40. Middleton Stoney has a village pub and a village hall.

Holding deposit = 1 weeks rent of £750

Deposit is 5 weeks rent (£3250 pcm = £3750 deposit)

ADDITIONAL INFORMATION

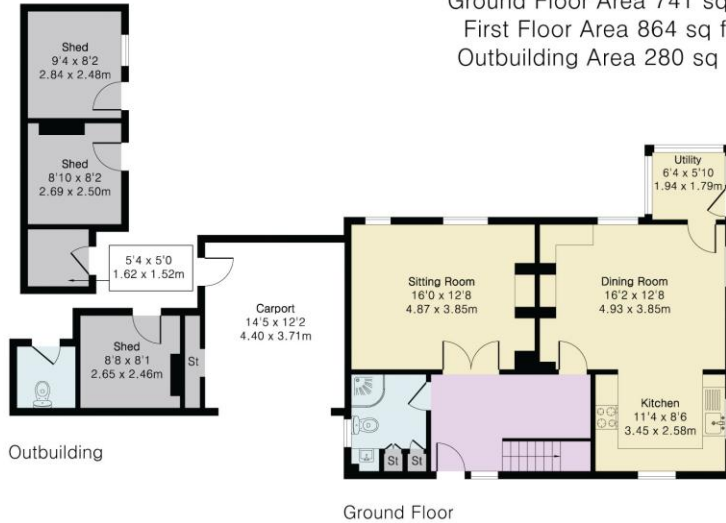
Viewing	Strictly by appointment
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Local Authority	Cherwell District Council - Council Tax Band D
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**Approximate Gross Internal Area 1605 sq ft - 149 sq m
(Excluding Outbuilding)**

Ground Floor Area 741 sq ft – 69 sq m
First Floor Area 864 sq ft – 80 sq m
Outbuilding Area 280 sq ft – 26 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Classification L2 - Business Data

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