



**CLIFTON ROAD, DEDDINGTON, OX15**

£4,000 per month\*

**Carter Jonas**

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# CLIFTON ROAD, DEDDINGTON, BANBURY, OXFORDSHIRE, OX15 0TP

A detached period family house on the edge of village in North Oxfordshire. The property benefits from light, well proportioned rooms.

- 5 bedrooms
- 3 reception rooms
- 2 studies
- 3 bathrooms
- unfurnished
- Garden
- parking
- double garage
- long term tenancy

## THE PROPERTY

Accommodation consists: entrance hall, kitchen/breakfast room, sitting room with open fire, dining room with woodburner, two studies, utility room, cloakroom, walk in pantry. First floor consists: main bedroom with ensuite shower room, guest bedroom with ensuite shower room, three further double bedrooms, main family bathroom with a rolltop bath and separate shower cubical. The total internal space is about 3611 sq ft (335 sq metres).

Externally the property has a gated driveway with space to park a number of vehicles, double garage with electric doors, gardens laid to lawn and patio area.

The property sits just on the outskirts of the thriving town of Deddington which is under 8 miles from the M40, approximately 6 miles south of Banbury and 22 miles North of Oxford. The town has a range of local businesses including restaurants, pubs, shops and a C of E Primary School.

Available immediately on a unfurnished basis.

EPC E

Council tax band G - please see Cherwell District Council for current costs

The property is freehold with a very low flood risk.

Pets are considered.



Mains drainage, water and electricity. Oil fired central heating.  
Internet & Mobile. Further information on availability and speeds can  
be found on the Ofcom website.

Holding deposit = 1 weeks rent £923

Deposit = 5 weeks rent @ £4000 pcm = £4615

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## **ADDITIONAL INFORMATION**

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**Offers** Available for a long term flexible tenancy

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**Viewing** Strictly by appointment

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**Local Authority** Cherwell District Council - Council Tax Band G

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**Directions**



Approximate Gross Internal Area 3782 sq ft - 351 sq m  
(Including Garage)

Ground Floor Area 2165 sq ft - 201 sq m  
First Floor Area 1617 sq ft - 150 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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