



Choice Hill Road, Over Norton, Chipping Norton

£2,700 pcm

4 bedroom detached house to rent

Description

Recess Entrance Porch to

Hardwood Front Door to

Entrance Hall – Stairs to first floor level with understairs cupboard, tiled floor

Sitting Room – Attractive log burning fire, range of built in cupboards & shelves, double glazed window to side and rear aspect, double glazed French doors to rear garden

Dining Room – Double glazed window to side aspect

Kitchen/Breakfast Room – Fitted with a range of matching wall and base unit with worksurface, built in electric hob, built in electric double oven & microwave, integrated dishwasher, part tiled walls, double glazed windows to rear and side aspect, door to

Conservatory/utility Room – plumbing for washing machine & tumble dryer, tiled floor, double glazed windows and door to the garden

Shower Room – comprising white suite with walk in shower cubicle, hand wash basin with vanity unit below, part panelled walls, part tiled walls, tiled floor



Bedroom – Double glazed window to front aspect

Office – Range of built in cupboard and shelves, built in desk, double glazed window to front aspect

Bedroom – Double glazed window to front and side aspect, tiled floor, door to rear garden

First Floor Landing

Bedroom - Built in wardrobes, two double glazed Velux window to side aspect

Ensuite Bathroom – Comprising white suite with panelled bath with shower above, low level W.C., pedestal hand wash basin, range of built in cupboards, part tiled walls, tiled floor double glazed window to rear aspect

Bedroom – Range of built in wardrobes, double glazed window to front aspect

Family Bathroom – comprising white suite with panelled bath with shower above, pedestal handwash basin, low level W.C., part tiled walls, tiled floor, double glazed Velux window to side aspect

Outside

Own driveway with parking for several vehicles, lawn and well stocked flower and shrub beds, side pedestrian access down the side of the property to the rear garden

Rear garden with paved patio and raised lawn with flower and shrub beds, timber summer house

The property benefits from oil central heating with a brand new efficient outdoor boiler, double glazed windows, solar panels and battery

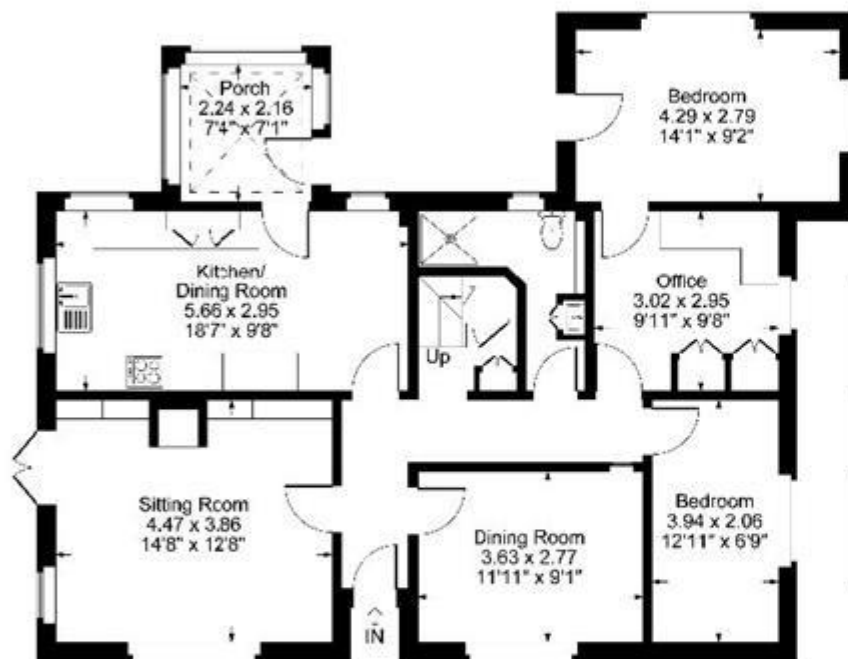
Council Tax Band: D (West Oxfordshire District Council)

Deposit: £3,115

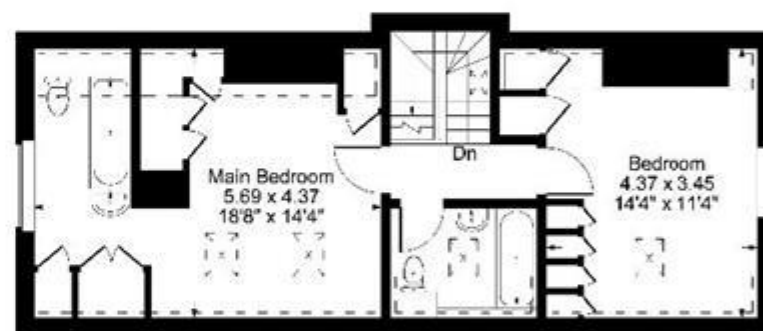
Holding Deposit: £623

Electricity supply: Mains, Solar

Heating: Oil



Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 99.54 sq m / 1071 sq ft
 First Floor = 52.02 sq m / 560 sq ft
 Total Area = 151.56 sq m / 1631 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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