



BRACKLEY ROAD GREATWORTH OX17
£3,850 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Brackley Road Greatworth OX17

£3,850 Per Month
Part-furnished

 3 Bedrooms
 2 Bathrooms
 3 Receptions

Features

- Three bedrooms, - Two bathrooms, -
Three reception rooms, - Utility room, -
Cloakroom, - Double garage, - Private
driveway

Council Tax

Council Tax Band E

Hamptons
44 Market Place
Banbury, OX16 5NW
01295 277882
banburylettings@hamptons.co.uk
www.hamptons.co.uk

{ A THREE BEDROOM DETACHED PROPERTY, WITH COUNTRYSIDE VIEWS

The Property

Occupying a wraparound plot in the highly regarded village of Greatworth, this attractive red brick detached house enjoys an elevated position with far reaching views across the surrounding countryside. Offering three bedrooms & a range of well proportioned reception spaces, the property provides versatile accommodation suited to modern living. The ground floor is arranged around a selection of reception rooms, creating distinct areas for both everyday use and entertaining. A spacious sitting room provides the principal living space, while a separate dining room offers an ideal setting for formal dining and family gatherings. The conservatory enjoys an outlook over the gardens and surrounding landscape, providing an additional space that can be enjoyed throughout the seasons. The kitchen is well presented, there is a separate utility and cloakroom. Together, the ground floor layout provides a balance of open and private spaces, allowing flexibility for a variety of lifestyles. The first floor includes three bedrooms, each enjoying a pleasant outlook, with the rural setting and surrounding views forming a notable feature of the accommodation, and two family bathrooms. Offered unfurnished or part- furnished.

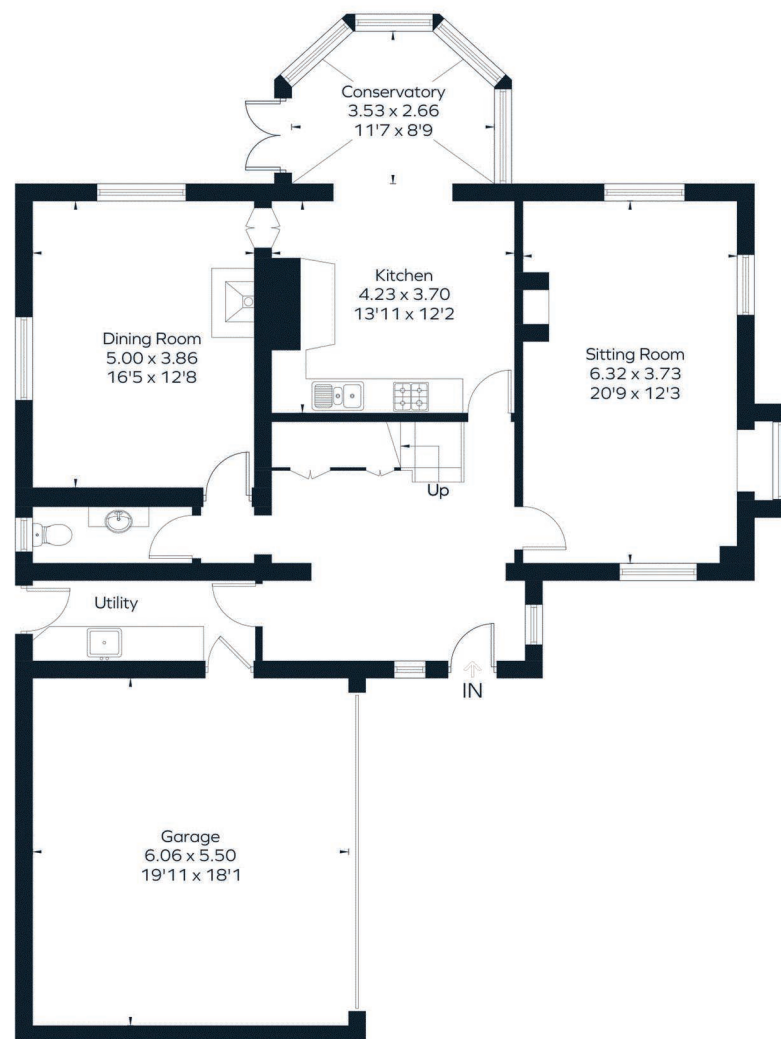
Outside

Outside, the property features a wraparound garden that takes full advantage of the elevated rural setting and countryside outlook. Further benefits include a double garage, providing secure parking and useful storage space, and a private driveway.

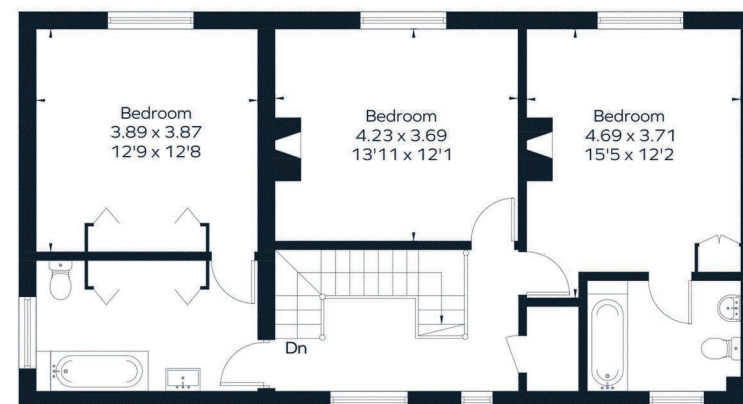
Location

Greatworth is a well regarded village located close to the Northamptonshire and Oxfordshire border, approximately four miles from Brackley and around eight miles from Banbury. The village includes a primary school, village shop with Post Office, public house and community facilities, while a wider range of shopping, leisure and rail services can be found in Banbury. The area also benefits from convenient access to the A43 and M40.





Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #115004

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

