

Semi-Detached



# Shilcott Barn

Fulwell, Chipping Norton, Oxfordshire OX7 4EN



## Description & Situation

A recently converted and fully refurbished stone barn finished to a high standard with wonderful views across the open countryside. The property is situated in the Hamlet of Fulwell, conveniently located with easy access to Enstone (1 mile) and Chipping Norton (5 miles). The nearest train station is in Charlbury (3 miles). The property is located on a private estate within close proximity of Soho Farmhouse Members Club.

## Directions

From Chipping Norton take the A44 towards Woodstock. Turn right onto the B4022 and then take the first left, signposted Fulwell. Follow the road into the Hamlet of Fulwell. Turn right down a small lane and Shilcott Barn is immediately on the left.

From Oxford take the A34 North. Exit onto the A44 towards Woodstock. Continue along the A44 to Enstone. At Enstone turn left onto the B4022 and then take the first left, signposted Fulwell. Follow the road into the Hamlet of Fulwell. Turn right down a small lane and Shilcott Barn is immediately on the left.

## Accommodation

Ground Floor: Kitchen with spaces for fridge freezer, oven, dishwasher and washing machine. Door leading to the garden with views over the open countryside (5.76m x 3.33m)

Living room with two large windows onto the patio garden and under stair cupboard (5.28m x 5.25 m)

Bathroom with a shower, sink and WC. (1.70m x 1.68m)

Bedroom 3 (2.96m x 2.63m)

First Floor: Bedroom 1 (3.52m x 5.46m)

Bathroom with bath and shower over, sink, WC (2.54m x 2.06m)

Bedroom 2 (2.3m x 3.91m)

Outside: A gravelled garden with paved patio area to the front of the property. The property also benefits from a traditional stone garden store.

## Heating & Services

Mains water and electricity are connected to the property. Drainage is private to a septic tank. Heating is via an Oil fired boiler. Telephone and broadband available subject to British Telecom regulations, with all costs being the responsibility of the tenant. Payment of all outgoings are the responsibility of the tenant.

## Equipment

To be let unfurnished with floor coverings only. A Photographic Schedule of Condition will be taken at the start of the tenancy, with a copy being supplied to the Tenant.

## Availability & Viewings

The property is available from the end January 2020 for an initial period of twelve months.

Viewings by appointment only with the Agents, Adkin. Telephone: 01235 862888

Email: mail@adkin.co.uk

## Tenants

Suitable for a family. Pets considered. No smokers.

## EPC Rating - D

## Tenancy Costs

Rent: £1,450 per calendar month

Deposit: £1,650

## Council Tax

West Oxfordshire District Council: Band E



ALL APPLICANTS SHOULD MAKE A CAREFUL NOTE OF THE FOLLOWING CONDITIONS AS THEY ARE AN IMPORTANT PART OF ENTERING INTO A TENANCY AGREEMENT SHOULD YOUR APPLICATION BE ACCEPTED. The first month's rent and deposit will be required before handing over the keys for occupation. Only a banker's draft, building society counter cheque or Electronic BACS payment will be accepted at this stage. Future rent payments will be required on a standing order basis, unless stated otherwise and full details of the relevant bank account will be made at the appropriate time. A TERM CERTAIN IS FOR A FIXED PERIOD WHICH NEITHER THE LANDLORD NOR TENANT MAY BRING TO AN END BEFORE THE EXPIRY OF THAT TERM OTHER THAN FOR A BREACH OF COVENANT. Successful tenants should keep a copy of these particulars for future reference. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied.



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