



# Slay Barn Cottage

Cuddesdon, Oxfordshire OX44 9ET





## Description and Situation

A two-bedroom stone farm cottage with south facing views situated in a quiet rural location yet with easy access to the M40 motorway and Oxford city centre.

Slay Barn Cottage is located between the villages of Cuddesdon and Wheatley on a working arable farm and would suit tenants who appreciate rural surroundings and far reaching views. The cottage was refurbished in 2021 and is offered in good internal and external condition with the small secluded garden providing a lawned area and raised vegetable beds.

## Directions

From the centre of the village of Wheatley take the road towards Garsington and after approximately one mile fork left for Cuddesdon. Slay Barn Farm is located half a mile further on the right hand side. The cottage is situated down the drive on the left of the entrance to the farm yard. All viewings strictly by appointment with Adkin.

## Accommodation

### Ground Floor:

Glazed wooden door to entrance hall with downstairs W.C. off, leading to kitchen and to a small dual aspect dining room, in turn giving access to a spacious and light-filled sitting room with log burner.

### First Floor:

Stairs from the sitting room lead to an upstairs landing with fully tiled bathroom off, with bath and overhead shower and low level w.c., a large master bedroom and second bedroom, both with southerly views.

### Outside:

Manageable garden laid to lawn to the front of the property and a private parking area to the side.

## Heating & Services

Mains electricity, oil fired central heating to radiators, mains water, private sewerage to septic tank.

Double glazing throughout. Telephone connection is available subject to BT regulations with all costs being the responsibility of the Tenant. Payments of all outgoings are the responsibility of the Tenant.

## Furnishing

To be let unfurnished with floor coverings (including carpets) and appliances to include an integrated cooker and hob, fridge and washing machine. A Photographic Schedule of Condition will be taken at the start of the tenancy, with a copy being supplied to the Tenant.

## Council Tax

South Oxfordshire District Council  
Band C 2023/24 £ 1935.39

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 100   A   |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 40   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Availability & Viewing

The property is available from April 2023 for an initial term of two years.

Viewings by appointment only with Adkin. Telephone: 01235 862888 Email: mail@adkin.co.uk

## Tenants

No smokers permitted. Pets considered. Payment of all outgoings are the responsibility of the Tenant.

## Tenancy Costs

Rent: £1,450 pcm

Deposit: £1,673



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.

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