



THREE BEDROOM PROPERTY, RENOVATED IN OCTOBER 2018 AND LOCATED IN A PEACEFUL RURAL LOCATION.

KEEPERS HOUSE, WHEATFIELD, THAME, OXFORDSHIRE, OX9 7EN

Unfurnished, £2,000 pcm + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 22/10/2018



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THAME, OXFORDSHIRE, OX9 7EN

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- Renovated in October 2018 • Three double bedrooms and two bathrooms • 3 meter high ceilings • Brand new kitchen • Stunning views • Large garden • EPC Rating = D • Council Tax = F

Situation

Wheatfield is a village about 5 miles south of Thame in Oxfordshire. Thame offers excellent shopping and recreational facilities and Oxford approx. 13 miles. It is conveniently situated close to M40 (J6 & J8a) approx 4.5 miles providing excellent access to Central London via the national motorway network. The Oxford tube runs from Lewknor (5 miles) every 10 minutes to London.

Description

Having completed a thorough refurbishment completed in October 2018, this lovely three bedroom property is in a rural and peaceful location.

The property is in a converted stable block dating back to the 18th century and is approached by a private driveway. The stable block comprises of just three properties and forms a courtyard on either side with a garage located at the far end. The property comes with one third of the garage block with the other two thirds shared by the other two co residence. Two cars can still easily fit in the allocated section of the garage and there is parking for two further cars to the front.



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Gross Internal Area (approx) = 151.0 sq m / 1625 sq ft
 Garage = 68.4 sq m / 736 sq ft
 Total = 219.4 sq m / 2361 sq ft
 For identification only. Not to scale.
 © Floorplanz Ltd



Leading from the entrance hallway are the three bedrooms, all of which are double. The master bedroom has 3 metre high ceilings and has an en suite.

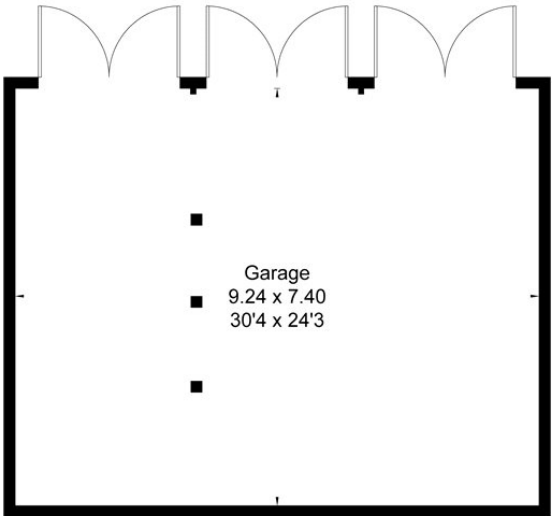
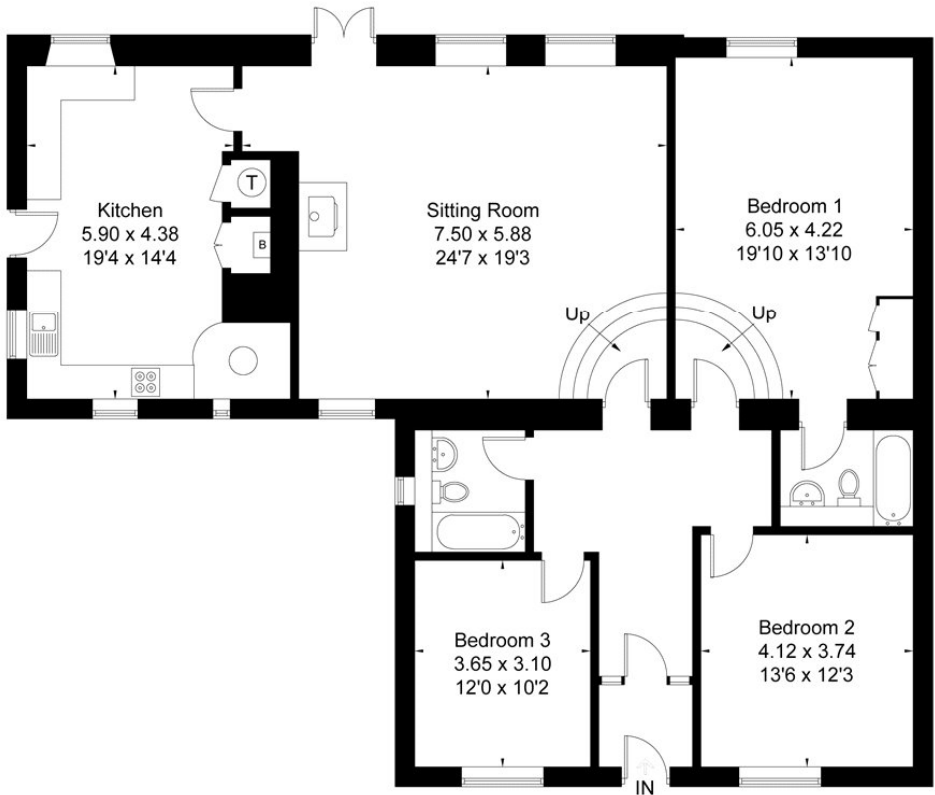
The large sitting room also have the same 3 metre high ceilings as well as patio doors leading onto one section of the garden and also a log burner.

Leading onto the brand new kitchen, this triple aspect room has far reaching views across the other section of the garden and the rolling hills in the background. The kitchen has space for a four person dining table, or alternatively the lounge has more than adequate space for a dining table too.

Viewings are highly recommended to appreciate the space available and the sort after rural location. By appointment with Savills.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.



(Not Shown In Actual Location / Orientation)

FLOORPLANS

Gross internal area: 1,624 sq ft, 151 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT), £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20181015MXUG**

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Summertown Lettings

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