



GINGE ROAD, WEST HENDRED, OX12
£3,500 per month*

Carter Jonas

GINGE ROAD, WEST HENDRED, WANTAGE, OXFORDSHIRE, OX12 8RP

- 4 bedrooms
- 2 bathrooms
- 2 receptions
- garden room
- garden
- off road parking
- period property
- professionally managed

THE PROPERTY

Accommodation consists of: formal entrance hall, cosy sitting room with an open fire place, a further reception room with a wood burning stove and French Doors leading to the garden, fully fitted Devol kitchen/breakfast room with an electric Aga and Quooker Tap, cloak room, boot room with door leading to the parking area. Basement utility room with Miele appliances. To the first floor is the main bedroom suite with dressing room and a bathroom with a freestanding roll top bath and separate shower. Guest room with ensuite shower room, two further bedrooms and main family shower room.

Externally the property has a wraparound garden with sitting areas, off road parking for 2 -3 cars. There is a detached home office with WiFi and electricity.

West Hendred is the smaller of the two Hendreds villages and boasts a 13th century church which can be seen from Tames Farm House and a community village hall. The village is quiet and close to open countryside and The Ridgeway, ideal for walking, running and riding, it is within a few minutes drive. Didcot rail station is approximately 6 miles away and the A34 around 5 miles. It is also only a short walk from the larger village of East Hendred with its primary school, pubs and shop.

Wantage is little more than 3 miles away and has primary schools, secondary schools, Sainsburys, Waitrose and a good selection of independent shops.

A detached period house, dating back to the 1600's which has been renovated to a high standard throughout. A must see property situated in this desirable south Oxfordshire village.



Square Footage: 2192 sq ft

Available unfurnished from late August for an initial 12 month term.

Air source heat pump heating, electricity and water are connected to the property. Mains drainage. A gardener will be supplied at the tenants cost.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

The property is Freehold.

Council Tax Band G - Vale of White Horse Council

EPC - C

Flood Risk: Very Low Risk

Holding deposit = 1 weeks rent of £807.00

Deposit is 5 weeks rent £4038.00

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Vale Of White Horse, Abingdon - Council Tax Band G



Approximate Gross Internal Area 2192 sq ft - 203 sq m

Cellar Area 133 sq ft – 12 sq m

Ground Floor Area 998 sq ft – 93 sq m

First Floor Area 991 sq ft – 92 sq m

Outbuilding Area 70 sq ft – 6 sq m



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Classification L2 - Business Data

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