



**OVERFORD FARM, WYTHAM, OX2**  
£3,800 per month\*

**Carter Jonas**

# OVERFORD FARM, WYTHAM, OX2

Recently converted detached barn conversion in Wytham Village.

Comprising: Entrance Hall, Sitting/Dining Room, Kitchen, Study, Bathroom, Bedroom with en Suite. 1st Floor: Two further bedrooms and bathroom. Good size garden and parking for two cars.

Available early September for a minimum 12 month term unfurnished

Council tax: Band G/EPC - C

Holding deposit = 1 weeks rent of £876

Deposit is 5 weeks rent (£3800 pcm = £4384 deposit)

- Council Tax Band = G
- Deposit Required = £4,384.62
- Minimum term 12 months
- 4 Bedrooms
- Good Size Garden
- Unfurnished
- Recently built
- Wytham Village
- EPC = C

Energy Efficiency Rating	
Current	Potential
78	99
<small>Very energy efficient - lower running costs</small> (92+) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
England, Scotland & Wales EU Directive 2002/91/EC	



Approx. Gross Internal Area: 167.9 m<sup>2</sup> ... 1807 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk



Oxford Lettings 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not 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. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. 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.