



**WYTHAM, OXFORD, OX2**  
£1,850 per month\*

**Carter Jonas**



# COTTAGE NO.19, WYTHAM, OXFORD, OXFORDSHIRE, OX2 8QA

- 3 bedrooms
- 1 bathroom
- 1 reception
- Large Garden
- Good size garage
- Driveway
- Close to Oxford

## LOCATION

## THE PROPERTY

This charming cottage is set over three floors and offers spacious and character accommodation.

The village of Wytham is closely positioned to Oxford with a shop, church and offers popular walks in Wytham woods as well as close proximity Port Meadow.

Accommodation comprising: Entrance hall, Good size sitting room/dining room, modern kitchen, utility room, cloakroom wc. 1st Floor: Double bedroom, family bathroom and single bedroom. 2nd Floor: Large bedroom.

Thatched garage with storage.

Available mid March for a minimum 12 month term on an unfurnished basis.

There is a courtyard at the back of the property which leads to the large garden which is not immediately attached to the property. Please note this courtyard has a shared right of way over it for the occupants of the cottage at the rear.

EPC Rating E. Council Tax Band E

Flood risk: Zone 3.

Mains electric and mains water. Oil heating

**\*\*Village Setting Close to Oxford\*\*** A recently refurbished and spacious three bedroom cottage situated in highly regarded Wytham village.





Parking: Limited driveway parking for 1 car and additional parking on road available.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

Holding deposit = 1 weeks rent of £426.92

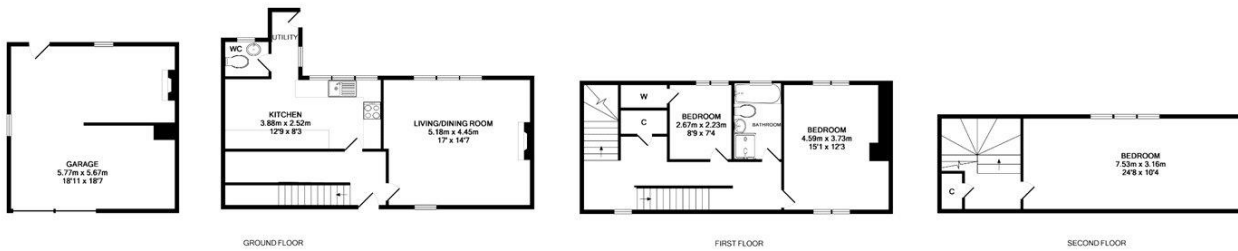
Deposit is 5 weeks rent (£1850 pcm = £2134 deposit)

**OUTSIDE**

**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band E
Directions	





TOTAL APPROX. FLOOR AREA 165.4 SQ.M. (1780 SQ.FT.)

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 and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Drawn by E8 Property Services. - [www.e8ps.co.uk](http://www.e8ps.co.uk)  
Made with Metropix ©2016



#### 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](http://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.

T: 01865 511444

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

E: [oxford@carterjonas.co.uk](mailto:oxford@carterjonas.co.uk)

A member of



Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE