

established 200 years

# Tayler & Fletcher



Tallet Barn, 3 Manor Farm Close, Kingham OX7 6YX

**£1,950 PCM**

*A well presented Three Bedroom Barn Conversion in the popular village of Kingham with front garden and parking in a quiet location within easy access of Kingham Train Station.*

*To Let Unfurnished for 12 months possibly longer on an Assured Shorthold Tenancy*

**Deposit £2,250**

[taylorandfletcher.co.uk](http://taylorandfletcher.co.uk)



## Location

Kingham is an attractive popular Cotswold Village on the Oxfordshire-Gloucestershire borders, most of which is designated a Conservation Area, and situated in the Cotswold Area of Outstanding Natural Beauty some 4 miles from Chipping Norton, 5 miles from Stow-on-the-Wold, 9 miles from Burford, 22 miles from Cheltenham and 24 miles from Oxford. It has the benefit of a Convenience Shop, The Wild Rabbit Restaurant and The Kingham Plough Inn, Parish Church, Primary School and a Train Station (under one mile) on the main London line to Paddington Station.

## Entrance Dining Hall

Front door into entrance dining hall with wooden floor, exposed brickwork to end with light from first floor landing balcony and velux, radiator.



## Sitting Room

Wooden floor and flag stones, radiator, large windows to front with low window sill, shelves, pitched roof to part, wood burning stove with flag stone hearth, understairs cupboard, stairs rising to first floor.



## Kitchen

Wall and base units with wooden worktop over, Belfast sink with mixer tap over and plate rack over, windows and door to front, integrated washing machine and dishwasher, double oven with hob and extractor fan over, half tiled walls, wooden flooring.



## WC Cloakroom

WC, wash hand basin, heated towel rail, storage cupboard housing boiler.

## Landing

Balcony to dining hall, carpet, velux windows.

## Bedroom 1

Carpet, dormer window to front, radiator.



## Bedroom 2

Carpet, dormer window to front, radiator



### Bedroom 3

Carpet, velux window to front, radiator.

### Bathroom

Bath with shower over and shower screen, wc, wash hand basin in vanity unit with cupboard below, heated towel rail, velux window.

### Stone outbuilding

Outbuilding housing the oil tank, base units with worktop over.

### Outside & Parking

Fenced garden to the front of the property with patio and lawned area with herbaceous borders. Gate to front and parking for one car.



### Local Authority & Council Tax

West Oxfordshire District Council, Witney.

Telephone: 01993 861000

Band 'E' Rate payable for 2024-2025 £2799.53

### Restrictions

No Smokers, Children and Pets by arrangement.

### Services

Mains electricity, water and drainage are connected. Oil central heating. Telephone subject to BT transfer regulations. Broadband installation type may be available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

### Holding Deposit

A holding deposit of one week's rent £450 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed in writing).

### Security Deposit

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £2,250 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

### Rent

£1,950 per month excluding bills.

### Energy Performance Certificate

EPC Rating TBC

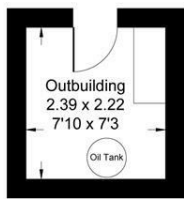
### Agents Notes

Taylor & Fletcher will be managing this property.

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Taylor & Fletcher should you wish to clarify specific items within a property.

Floor Plan

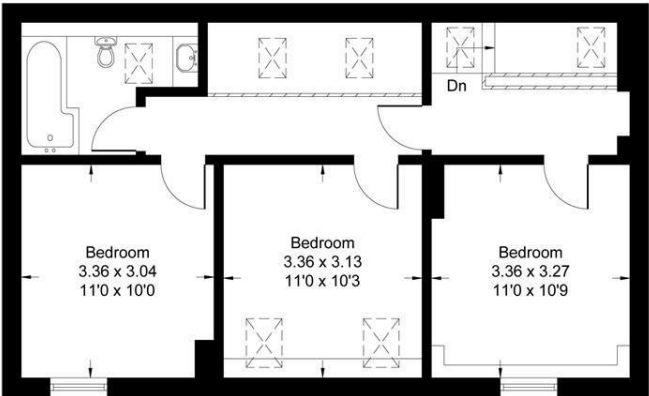
Approximate Gross Internal Area = 113.37 sq m / 1220 sq ft  
Outbuilding = 5.26 sq m / 57 sq ft  
Total = 118.63 sq m / 1277 sq ft



Outbuilding



Ground Floor



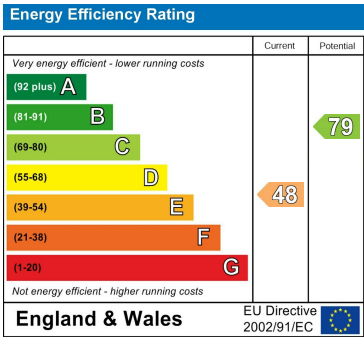
First Floor

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.