



## High Street, Lewknor, Watlington, Oxfordshire

**TO LET £1,650 PCM**

**Unfurnished**

An attractive two bedroom, two bathroom semi-detached cottage ideally located in this peaceful village and less than a mile from Junction 6 of the M40 Motorway. Perfect for a professional couple. UNFURNISHED. EPC Rating TBC. Contact B&B Lettings 01844 354554.

- PARKING FOR UP TO THREE CARS
- TWO DOUBLE BEDROOMS
- TWO ENSUITE BATHROOMS
- EASY ACCESS TO M40, J6
- QUIET VILLAGE LOCATION
- CLOSE PROXIMITY TO OXFORD TUBE COACH SERVICE BUS STOP

### Office Numbers:

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### Head Office Address

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

### Description:

An attractive two bedroom, two bathroom semi-detached cottage ideally located in this peaceful village and less than a mile from Junction 6 of the M40 Motorway.

The property comprises:

#### GROUND FLOOR

Entrance hall

Downstairs W/C

Living room

Kitchen/dining with French doors to the outside

#### FIRST FLOOR

Landing

Double bedroom with ensuite (shower over bath) and built-in storage

Double bedroom with ensuite (walk-in shower) and built-in storage

The property further benefits from 1 private parking space to the front of the property and use of a car port to the rear of the property for up to 2 cars. It also has a substantial paved garden to the rear.

Lewknor is a small, tranquil village situated at the foot of the Chiltern Hills and within a designated conservation area. There are beautiful walks in all directions, and the area is popular with ramblers and bird watchers. The village has a public house and a well-regarded primary school. The close proximity to the M40 provides easy access to the Midlands, London and the regional business centre's of Oxford and High Wycombe. The bus stop for the Oxford Tube coach service, operating between London and Oxford, is within 5 minutes walk of the property.

### Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

### Council Tax:

Band D

### Terms:

12-month tenancy agreement

Unfurnished

No smokers please

White goods included

### Restrictions:

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

### Holding Deposit:

Equivalent to one weeks rent.

### Security Deposit required:

5 weeks rent payable before moving in.

### Directions

Viewings strictly via the agents:

Bonnors and Babingtons

**01844 354554**

