



## Adwell, Thame, Oxfordshire

### TO LET: £1,995 Per Calendar Month

A three bedroom semi-detached house in the tranquil village of Adwell, with plenty of character and original features and allocated off road parking. £120 set cost on top for heating and hot water. EPC rating E. UNFURNISHED. AVAILABLE NOW. CONTACT B&B LETTINGS CHINNOR.

- THREE BEDROOM SEMI-DETACHED
- £120 FOR HEATING AND HOT WATER
- PLENTY OF CHARACTER
- QUIET RURAL LOCATION
- CLOSE TO GREAT TRANSPORT LINKS
- LONG TERM RENTAL
- FRONT & BACK GARDENS
- OFF ROAD PARKING

#### Office Numbers:

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#### Head Office Address

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

**Description:**

A three bedroom semi-detached house in the tranquil village of Adwell, with plenty of character and original features and allocated off road parking. £120 set cost on top for heating and hot water.

Accommodation comprises;

**GROUND FLOOR**

Hallway  
 Large dining room with open fire  
 Living room with open fire  
 Modern kitchen with space for dining  
 W/C and boot room

**FIRST FLOOR**

Two double bedrooms  
 One single bedroom  
 Family bathroom

The property further benefits from a good size front garden with a view of the pretty church and a back garden with a paved area as well. There is also an off-road allocated parking space.

Adwell is a small civil parish located in the county of Oxfordshire, England. Situated approximately 10 miles southeast of the historic city of Oxford, it covers an area of around 1.5 square miles. The parish is part of the administrative district of South Oxfordshire.

Adwell is a rural area, characterized by its picturesque countryside and rolling hills. The landscape is dotted with charming cottages, farmhouses, and agricultural fields. The River Thames runs through the parish, adding to its natural beauty. Despite its small size, Adwell is well-connected to nearby towns and cities. The A40 road runs to the north of the parish, providing convenient access to Oxford and the wider road network. The nearest railway station is located in the town of Thame, approximately 4 miles away. Residents can access a range of services and facilities in nearby towns such as Thame or Oxford. The parish is known for its beautiful countryside and is popular with walkers, offering a range of scenic walking routes and outdoor activities.

**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:  
 Bonners and Babingtons  
**01844 354554**

