

High Street, Lewknor, Watlington, Oxfordshire

TO LET £1,695 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:
Chilterns | 01844 354554
Marlow | 01628 333800
Princes Risborough | 01844 343334
Stokenchurch | 01494 485560
High Wycombe | 01494 485560
Aylesbury | 01296 337771
W : www.bb-estateagents.co.uk
E : lettings@bb-estateagents.co.uk

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:
Minimum 12-month tenancy agreement preferred
Unfurnished
No smokers please
White goods included

Restrictions:
No pets preferred

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











