



The Old Rectory, Edgcote Estate

STRUTT & PARKER

The Old Rectory

Edgcote

Banbury

Oxon

OX17 1AG

£7,000 pcm *plus charges

Grade II listed | Located on working estate | Seven bedrooms | Three reception rooms | Gated driveway

Banbury 6 miles, Oxford 30 miles, Birmingham 46 miles

The property

Built in the early 18th century, The Old Rectory is a renovated 7 bedroom Grade II listed property. Once belonging to Anne of Cleves, it is part of the privately owned Edgcote Estate, 6.6 miles north of Banbury.

Downstairs is a bright and welcoming entrance hall with guest cloakroom to the right. Further along the hall is a study, double aspect sitting room with wood burning stove and original oak wood floors. The brand new kitchen with wooden cabinets, island, Everhot Stove, pantry and boot room with another entrance opens to the dining room with flagstone floors, French doors to the patio and garden beyond and impressive brick surround fire place with wood burning stove. Finally the living / family room with an handsome open fire place.

At the centre of the first floor is a gallery landing area with feature fire place and Juliet balcony which would make a lovely reading area, from here the principal bedroom is accessed with a lovely curved ceiling, open shower and separate cloakroom. There are two further en suite bedrooms, one with shower and one with bath, a fourth bedroom, shower room and a separate

cloakroom on the half landing on the back stairs down to the kitchen. The second floor comprises three bedrooms and a bathroom.

Outside

Externally, to the front, electric gates lead to a gravelled driveway and parking for several cars, PLUS an electric charge point. There is also a large lawn area. To the rear is a south westerly facing garden mostly laid to lawn with mature flower and shrub borders.

The Old Rectory is based on a working farming estate in Edgcote on the border of north Oxfordshire and South Northamptonshire surrounded by rolling countryside.

Location

Easy access M40 Junction 11 and Banbury mainline station (London/Marylebone approximately 59 minutes).

Local schools include Cropredy C of E and private:- Carrdus and Overthorpe Prep (both Overthorpe), St. Johns Priory Prep School (Banbury), Tudor Hall (girls) and Bloxham Public School (co-ed). Rugby, Stowe and Winchester House, private schools and Beachborough Prep School.

Neighbouring villages of Wardington and Chipping Warden provide a primary school and two public houses between them. More extensive facilities are at the market town of Banbury, including supermarkets, shops, cinema, restaurants, hospital and leisure centre with swimming pool.





Terms

Minimum term - 12 months
Unfurnished

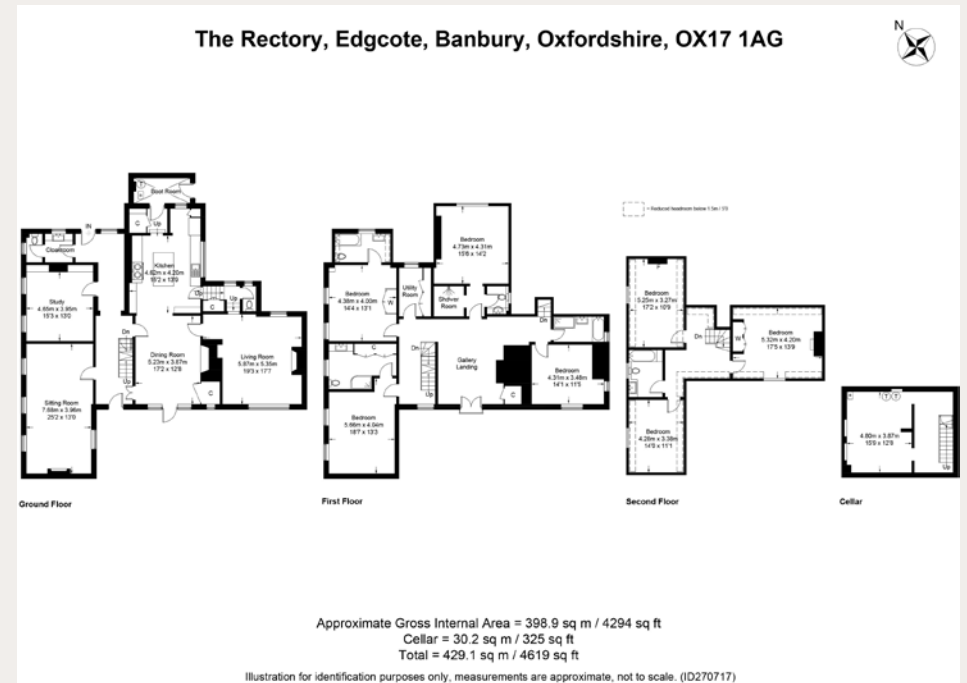
EPC D

Council Tax Band H
South Northamptonshire

Services

Oil fired boiler, private drainage and water (water charged at £20 per month), mains electricity. Broadband is via a satellite connection or Gigaclear fibre network.

The following Tenant charges may apply prior to tenancy commencement: Tenancy Agreement £354 (incl VAT), Credit Reference per application £70 (incl VAT). All advertised prices are exclusive of utility and other associated services www.struttandparker.com/tenantcharges



Banbury Lettings

51 Bloxham Mill, Barford Road, OX15 4FF

01295 277161

branch@struttandparker.com

IMPORTANT NOTICE

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective Tenant must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise or accept the Property as is on arrival. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Landlord. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective Tenants in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.