





Beechwood Cottage  
Leys Farm  
Little Tew Road  
Chipping Norton  
Oxfordshire  
OX7 4HU

Stunning rural location | Set on a private Cotswold Estate | Three bedrooms | Private garden | Parking for two cars.

5 miles to Chipping Norton, 7 miles to Woodstock, 17 miles to Oxford.

### The property

This charming cottage has recently been refurbished throughout.

Downstairs, you have two reception rooms, kitchen, separate utility and downstairs shower room. Access to the private courtyard garden is provided from the main sitting room.

Upstairs are the three bedrooms, with a master en suite and a family bathroom.

### Outside

To the rear is a private, walled, courtyard garden. Perfect for summer evenings. The property itself is accessed through a private gated driveway, off the road and has parking for 2 cars.

### Location

Soho Farmhouse is a 5 minute drive away, along with the stunning village of Great Tew. Daylesford Farmshop is also a 20 minute drive.









## Terms:

**£3000 pcm \*plus charges**  
**Min Tenancy: 12 months**

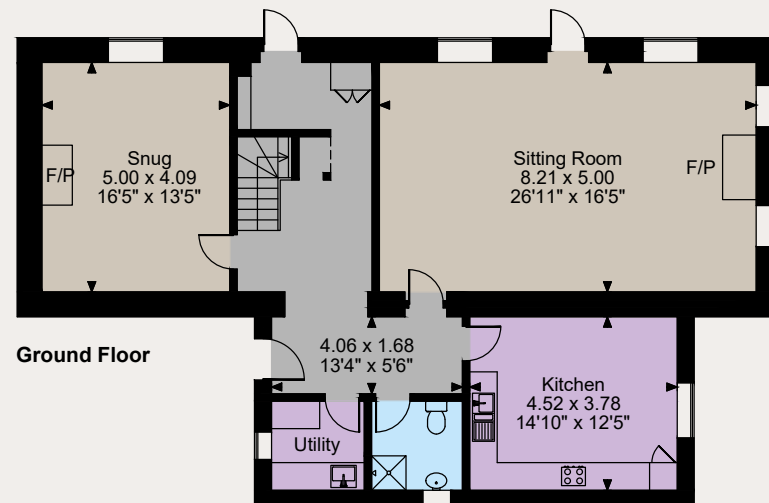
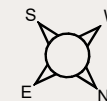
**EPC Rating E**  
**Council Tax Band F**  
**West Oxfordshire Council**

**Mains water & electric.**  
**Gas central heating.**

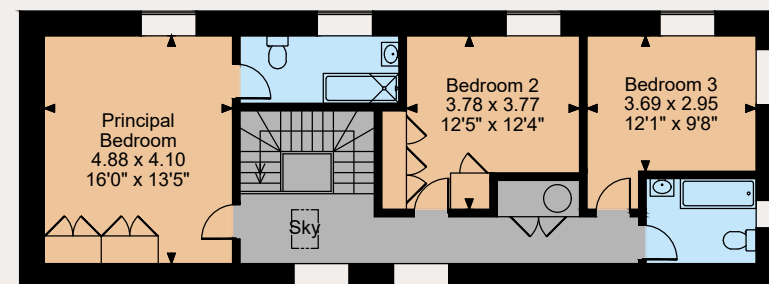
The following Tenant charges may apply prior to tenancy commencement:  
Tenancy Agreement £354 (incl VAT),  
Credit Reference per application £70 (incl VAT). All advertised prices are exclusive of utility and other associated services [www.struttandparker.com/tenantcharges](http://www.struttandparker.com/tenantcharges)



House internal area 2,044 sq ft (190 sq m)  
For identification purposes only.



**Ground Floor**



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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