



## COLLEGE FARM COTTAGE, COLLEGE FARM, FILKINS GL7 3RD

£875 Per Calendar Month

- Available early October
- Unfurnished
- Rural location
- Countyside views
- Sitting room with woodburner
- Kitchen/diner
- Two bedrooms
- Garden
- Parking
- Water included in the rent

[wychwoods.com](http://wychwoods.com)



## OFFICES

### BURFORD

Providence House  
49 High Street  
Burford  
OX18 4QA  
01993 824800  
burford@wychwoods.com

### MILTON - UNDER - WYCHWOOD

Dashwood House  
Shipton Road  
Milton - under - Wychwood  
OX7 6JH  
01993 832288  
milton@wychwoods.com

### LETTINGS

Providence House  
49 High Street  
Burford  
OX18 4QA  
01993 627837  
let@wychwoods.com

## Further Property Information

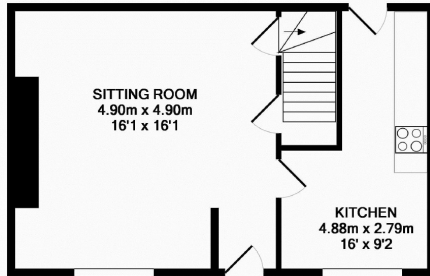
### Contact:

Lettings Office  
01993 627837

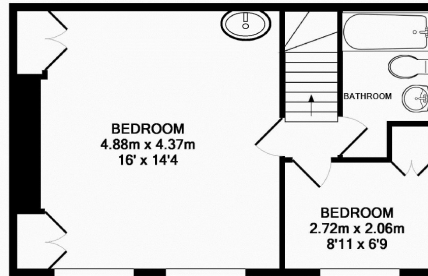
### Local Authority:

West Oxfordshire District

Council Tax Band: C



GROUND FLOOR



1ST FLOOR

These measurements are the maximum & are approximate only, they do not take into account minimum measurements. Drawn by E3 Property Services - www.e3ps.co.uk  
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Wychwoods Estate Agents are delighted to offer this pretty two bedroom cottage, located in a rural position just outside the popular village of Filkins. The property is situated at the end of a farmhouse and benefits from many period features, ample storage and countryside views from all windows. Accommodation comprises sitting room with wood burning stove and flag stone floor, and kitchen/diner on the ground floor. On the first floor are two bedrooms and a bathroom. Outside there is a good sized, mature garden and plenty of parking.

Rent excludes the tenancy deposit and the other charges or fees which are payable, further information will be provided by Wychwoods upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		36	41
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(12-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		29	31
EU Directive 2002/91/EC			

These sales details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute part of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.