

## RUSSET HOUSE, THE CAUSEWAY, STEVENTON, ABINGDON, OXFORDSHIRE, OX13 6SQ



- Fully managed
- Five double bedrooms
- Converted barn
- Double garage and parking
- Village location
- Countryside views
- Available Mid July
- EPC Rating B

£3,000 per month + permitted payments \*

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



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## PROPERTY DESCRIPTION

An established five bedroom detached family home, situated in the sort after village of Steventon. With parking and a double garage as well as a restored Grade II listed barn. Available Mid July. Unfurnished. EPC Rating B.

## LOCAL INFORMATION

The desirable village of Steventon, with its ancient cobbled causeway and traditional village green, has an award-winning Farmhouse Bakery, co-op store with post office and off-licence as well as public houses. There is an extensive network of footpaths and bridleways offering many circular routes from the village. There are excellent commuter links with nearby access to the A34 leading to the M4/M40. Didcot Parkway main line station is a short drive away (London Paddington 35-40 minutes fast train).

## ACCOMMODATION

The accommodation comprises an entrance hall with under stairs storage, with ample space for coats and shoes. A large living room with a log burner and patio doors leading out to the garden, separate dining room, kitchen/breakfast room with fitted cupboards and mood lights, off the kitchen is the utility room with built in white goods and extra storage as well as a back door into the garden. There is also a study/playroom and downstairs w.c. To the first floor are 5







double bedrooms with the majority having built in storage and the larger two both housing en-suites. Completing the top floor is the family bathroom with a modern suite.

#### **OUTSIDE SPACE**

To the front of the property is a gravelled driveway, a double garage and a Grand II listed barn with power and light. To the rear is a wrap around garden with a raised decking section and views over the fields.

#### **LOCAL AUTHORITY and SERVICES**

Vale of White Horse District Council - Council Tax Band F. Mains gas, electricity, drainage and water. Gas central heating & double glazing

#### **IMPORTANT NOTICE**

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

#### **DISCLAIMER**

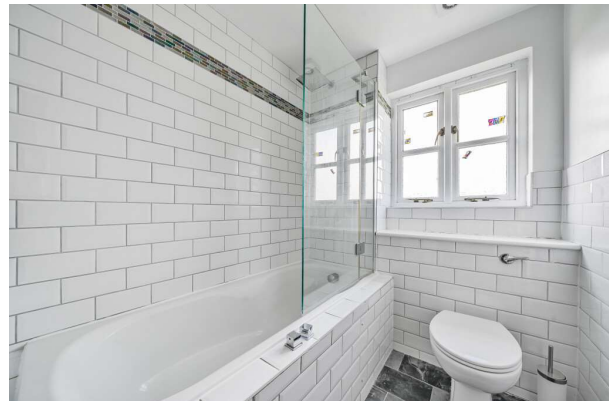
**\*\* Photographs taken prior to current tenancy \*\***



These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

### REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.







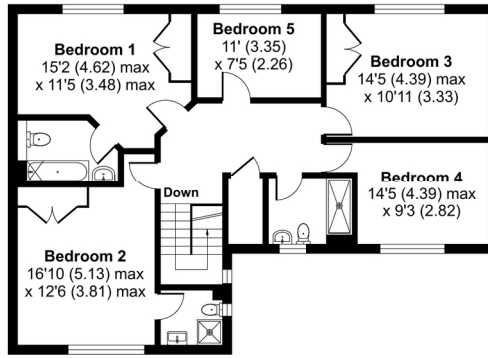


Approximate Area = 2053 sq ft / 190.7 sq m (excludes outbuilding)

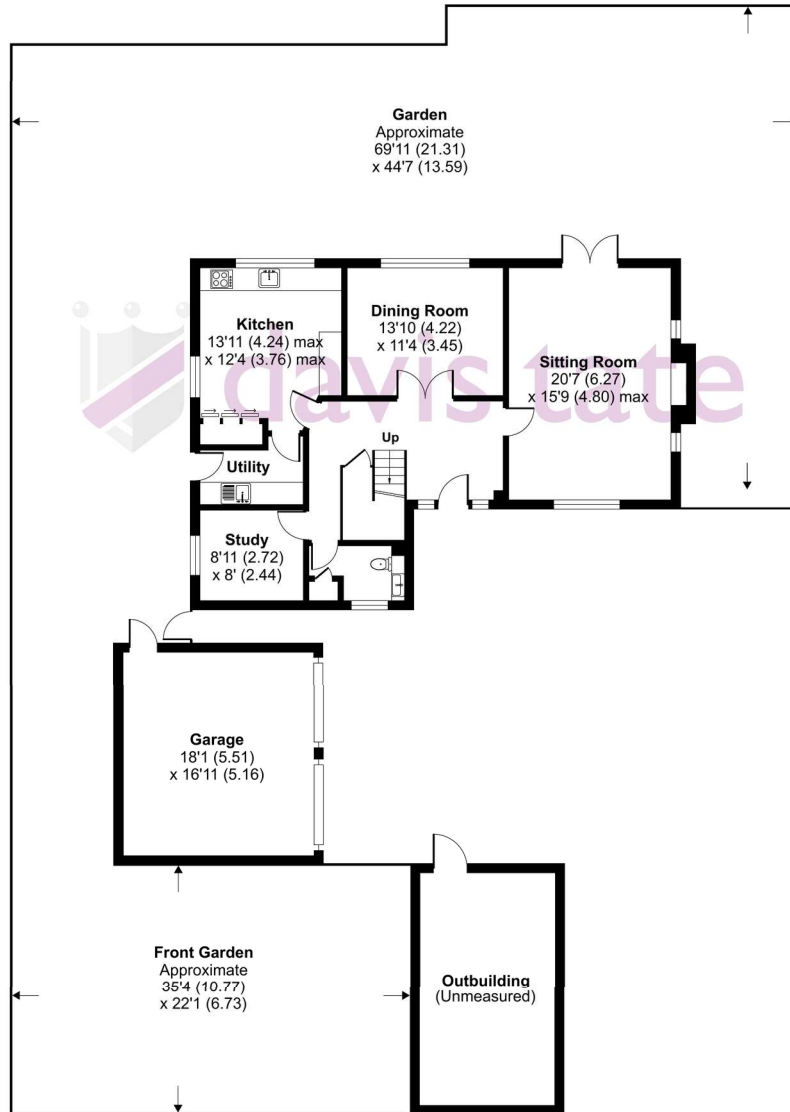
Garage = 306 sq ft / 28.4 sq m

Total = 2359 sq ft / 219.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 979663