



68a Ardington Wick, Wantage, Oxfordshire
£950 PCM



DESCRIPTION

A charming three bedroom house located in a superb rural setting with outreaching countryside views. The accommodation includes lounge, kitchen/dining, family bathroom, utility room and cloakroom on the ground floor and on the first floor is two double and a single bedroom. To the outside is ample parking and storage sheds. The heating is Oil. Available 1 April 2015. unfurnished. EPC rated E. Council Tax Band (2014/2-15 £1348.16). A pet welcome but not suitable for children. The rent includes water and sewerage charges.

FEES APPLY £100 plus VAT per person over 18 and £100 plus VAT admin fee per property (other fees may apply) for more information on our fees please visit our website www.douglasandgribben.co.uk

Ardington is a beautiful unspoilt downland village and civil parish about 2 miles (3 km) east of Wantage in the Vale of White Horse. The parish includes the hamlet of Ardington Wick and stretches to the Great Western Main Line between Dicot (London Paddington 45mins) and Swindon. The parish stretches from the loam rich north to the chalk downlands to the south. Ardington and its twin sister Lockinge are in the beautifully maintained Lockinge Estate originally laid out by Lord Wantage in the c.19th Century. The ancient path of the Ridgeway runs through the southern part of the parish. There are several racing stables in and around the village, most of which use the Downs for gallops. The Church of England parish Church Hley Trinity has origins c.1200. Georgian Grade II listed Ardington House was built in c.1721 and is open to the public in the summer months. The Boars Head pub is adjacent to the Church and has a provides a excellent friendly pub/restaurant. There is also a thriving business community within the village housed in the original estate barns and outbuildings. Ardington has excellent road links to the A417 with the A34 close at hand at Milton linking to the M40 Oxford (north) and Newbury M4 (south). Heathrow Airport 1 hour.



LOCATION

DIRECTIONS

The property is located along the A417 from Rowstock follow the road thru West and East Hendred. You will see a large cream sign on your Left for Ardington. Do not go down there but look to your right. The road is opposite this sign and is a private road. Follow this road to the end and entering a farm yard with a barn you will see the cottage directly in front of you the property is the one on the right hand side.

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

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

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

Important Notice

Douglas and Simmons for themselves and for the Landlords of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

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