



House

# 13 LITTLEWORTH MILL LANE, WESTBURY, BRACKLEY, NN13 5JS

Per Month

# £1,600 Per

### FEATURES

- Village Location
- Refitted Kitchen
- Living Room
- Family Bathroom
- Three Bedroom House
- Dining Room
- Three bedrooms
- Rear Enclosed Garden



# HOWKINS & HARRISON

# 3 Bedroom House located in Brackley

Call us on

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Howkins & Harrison are delighted to offer for let this well presented three bedroom property quietly situated in the charming village of Westbury.

The property comprises a refitted white gloss kitchen with access to a rear porch/utility, and a separate dining and living room to the ground floor. Upstairs are three double bedrooms and a bathroom with a separate bath and shower unit. Outside there is an enclosed rear garden with further open lawned areas to the side and front and off street parking for 2 vehicles. Viewing is highly recommended. EPC Rating D

Westbury lies around 2.5 miles from Brackley and approximately 5 miles to the west of Buckingham. The village benefits from a strong community feel and a range of amenities including a village shop and café, playing fields and children's play area, cricket club, village hall, and the highly regarded Beachborough Preparatory School, located about 0.3 miles away.

Nearby market towns such as Brackley and Buckingham cater for day-to-day requirements, while a wider selection of shopping, leisure and commercial facilities can be found in Bicester, Milton Keynes, Banbury and Oxford.

The area is well known for its choice of independent schooling and Transport connections are excellent, with intercity rail services from Bicester North reaching London Marylebone in approximately 34 minutes, and from Milton Keynes to London Euston in around 35 minutes. Road links include access to the M40 at Ardley Junction 10), about 9 miles away, and the M1 at Northampton, roughly 18 miles distant.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**HOWKINS &  
HARRISON**