



OxfordLonglets. High quality rental properties in Oxford.



**Birdie Cottage, Noke, Oxfordshire
OXOHBIR**

Studio Cottage in a Barn Conversion, situated in the ancient village of Noke, 5 miles north of Oxford, 15 minutes drive to city centre. The small village of Noke Anglo-Saxon place-name meaning 'place of the Oak'. lies 5 miles northeast of the city of Oxford, and is situated on the southern rim of an area known as Otmoor; peaceful and secluded but in easy access of the Oxford Ring road. A car is however essential as public transport is very limited.



Tariff (Minimum Let 6 Months) & Grading

Serviced Lets	£1,321.00	Per Calendar Month	(£43.55 Per night)
Non-Serviced Lets (Incl Utilities)	£1,115.00	Per Calendar Month	(£36.76 Per night)
Non-Serviced Lets (Excl Utilities)	£785.00	Per Calendar Month	(£25.88 Per night)
Grading	SILVER		

Serviced Accommodation: All our properties are fully furnished and equipped and the tariff includes a weekly linen & towel change, heating, lighting, water, electricity, council taxes, television licence & welcome pack. (Additional services and tariffs are available on request)

Rental Tariffs: (All prices quoted are exclusive of VAT)

Tariffs quoted are per property not per person however an additional guest charge is applicable for guests in excess of the standard rental occupancy stated.

Please note that some properties may not be available for non-serviced lets at certain times. Please speak to the lettings team for more information.

Details

Property Type	<input type="text" value="Cottage"/>	Occupancy	<input type="text" value="2"/>	Max Occupancy	<input type="text" value="3"/>
Under 12's Welcome	<input type="text" value="Yes"/>	Under 2's Welcome	<input type="text" value="Yes"/>	Security Alarm	<input type="text" value="No"/>
No Floors	<input type="text" value="1"/>	Floor Level	<input type="text" value="G"/>	Lift Access?	<input type="text" value="No"/>
Courtyard Garden	<input type="text" value="No"/>	Communal Garden	<input type="text" value="Yes"/>	Balcony/Terrace	<input type="text" value="No"/>
Undercover Parking	<input type="text" value="No"/>	Off-road Parking	<input type="text" value="Yes"/>	Street Parking	<input type="text" value="No"/>
Gated Entrance	<input type="text" value="No"/>	Wheelchair access	<input type="text" value="Yes"/>		
Double Bedrooms	<input type="text" value="1"/>	Twin Bedrooms	<input type="text" value="0"/>	Single Bedrooms	<input type="text" value="0"/>
Double Studio	<input type="text" value="Yes"/>	Single Studio	<input type="text" value="No"/>	Guest Bed	<input type="text" value="1"/>
Sofa Bed	<input type="text" value="0"/>	Sitting/Dining/Kitchen	<input type="text" value="Yes"/>	Sitting/Dining Room	<input type="text" value="No"/>
Sitting Room	<input type="text" value="No"/>	Sitting/Sleeping Room	<input type="text" value="No"/>	Dining Room	<input type="text" value="No"/>
Kitchen	<input type="text" value="No"/>	Kitchen/Dining Room	<input type="text" value="No"/>	Study/Study area	<input type="text" value="No"/>
Utility Room	<input type="text" value="No"/>	Conservatory	<input type="text" value="No"/>	Shower Room	<input type="text" value="1"/>
Bathroom + Shower	<input type="text" value="0"/>	Bathroom	<input type="text" value="0"/>	Lavatories	<input type="text" value="0"/>

Facilities

Oven	<input type="text" value="Yes"/>	Dishwasher	<input type="text" value="Yes"/>	Broadband Access	<input type="text" value="No"/>
Grill	<input type="text" value="Yes"/>	Washing Machine	<input type="text" value="Yes"/>	Television	<input type="text" value="Yes"/>
Microwave	<input type="text" value="Yes"/>	Tumble Dryer	<input type="text" value="Yes"/>	Freeview	<input type="text" value="Yes"/>
Hob	<input type="text" value="Yes"/>	Washer/Dryer	<input type="text" value="No"/>	Cable/Sat TV	<input type="text" value="No"/>
Fridge	<input type="text" value="No"/>	Drying Rack	<input type="text" value="No"/>	DVD Player	<input type="text" value="No"/>
Freezer	<input type="text" value="No"/>	Iron & Ironing Board	<input type="text" value="Yes"/>	VCR	<input type="text" value="Yes"/>
Fridge/Freezer	<input type="text" value="Yes"/>	Hairdryer	<input type="text" value="Yes"/>	CD Player	<input type="text" value="Yes"/>
Toaster + Kettle	<input type="text" value="Yes"/>	Telephone	<input type="text" value="Yes"/>	Radio	<input type="text" value="Yes"/>
Infant cot	<input type="text" value="AOR"/>	Highchair	<input type="text" value="AOR"/>	Alarm Clock	<input type="text" value="Yes"/>

Floorplan

Approximate Gross Internal Area:

Benedict's	958f2 (89m2)
Bittern	592f2 (55m2)
Lily's	592f2 (55m2)
Meade	591f2 (54m2)