



**MANOR YARD, WEST OVERTON, SN8**

£3,150 per month\*

**Carter Jonas**

# MANOR YARD, WEST OVERTON, WILTSHIRE, SN8

- 5 bedrooms
- 3 bathrooms
- Double garage with electronic doors
- Garden
- High Specification Finish

## LOCATION

Manor Yard is an exclusive development built to a high standard of 6 individual homes located in a courtyard setting tucked down a private driveway. This is a very safe environment for children in a quiet, attractive village close to the highly rated Kennet Valley Church of England Aided Primary School.

## THE PROPERTY

Chapel House has a living room with log burner interleading with a set of glazed doors to a kitchen /dining room with island unit, both of very substantial proportions allowing contemporary living and entertaining for extended family and friends. The kitchen has Corian worktops, built in oven, induction hob, extractor, wine cooler, microwave/combination oven, dishwasher and larder fridge. There is engineered oak flooring in the kitchen/dining room, hallway and living room. On the ground floor are a utility (with water softener and space for appliances), cloakroom, two double bedrooms (one with fitted wardrobes) and a full bathroom with walk in shower and bath. Upstairs via the oak staircase is the principal bedroom with fitted wardrobes and ensuite, a second substantial bedroom with fitted wardrobes and ensuite, and a 5th bedroom/study.

The courtyard area in front of the property includes a large garage with electronic garage doors. There is a discrete shed to the rear for the storage of tools etc. A lovely patio and garden facing south to the rear of the property is accessed via double doors from the kitchen and from the living room. There are planters to the front and rear which feature automatic irrigation.

A wonderful opportunity to rent a luxury five bedroom individually designed detached property with a sunny south facing garden in this highly regarded village.



The property is beautifully finished with expensive light fittings, curtains, blinds, oak flooring and carpeting, all in a neutral palette. This property is extremely energy efficient with air sourced heat pump underfloor heating, energy efficient construction and lighting, all designed to minimise energy bills whilst being warm and cosy.

The property is also in the catchment of St John's Marlborough. The world-renowned Marlborough College is within 3 miles. It is an easy commute to Swindon, Newbury and Pewsey station for links to London.

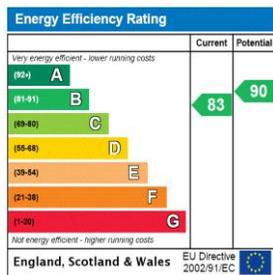
Tenancy Length: Available for a minimum term of 12 months longer terms will be considered.

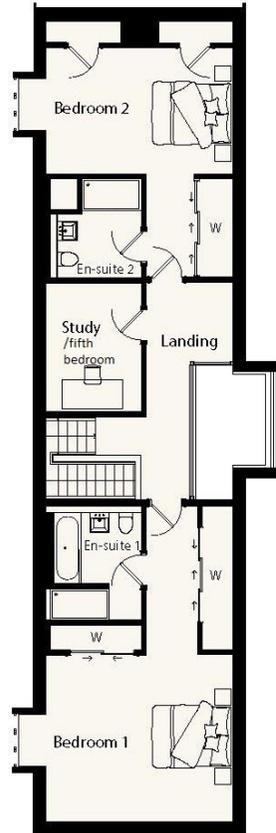
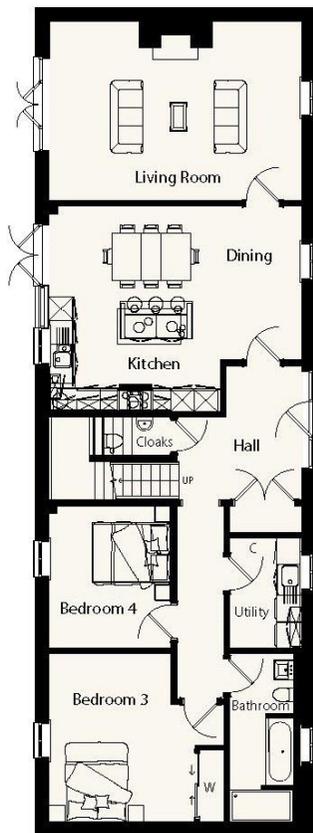
Council Tax Band: G (Wiltshire Council Website for current cost) / EPC: B

The holding deposit for the property will be £726.92 and the deposit £3,634.61, subject to the rent being as advertised at £3,150 pcm.

Internet & Mobile: Further information on availability and speeds can be found at Ofcom website. Internet services available are FTTC and ADSL.

Utility Services: Mains water and drainage, air source heat pump central heating and mains electric.





	Length (metric)	Width (metric)
Living Room	6.46	4.54
Dining/Kitchen	6.46	5.20
Hall	3.45	3.22
Utility	2.78	1.84
Bathroom GF	3.49	1.87
Bedroom 1	4.76	4.25
Bedroom 2	4.76	3.23
Bedroom 3	4.27	4.47
Bedroom 4	3.60	3.12
Cloakroom	2.00	0.96
En-suite	2.55	2.47
Study	3.29	2.47
Master En-suite	2.91	2.44

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