



**ADBURY HOLT, NEWTOWN, RG20 9BW**  
£4,000 per month\*

**Carter Jonas**



Wonderful former Victorian stables/carriage house providing contemporary living space with high quality fixtures and fittings. Set in a superb private position in popular Adbury Holt on the edge of Newtown Common, within moments of the road networks and within easy reach of Newbury town centre.

Drawing room with decorative fireplace, quality kitchen/breakfast room with range cooker and integrated appliances, this opens onto the double aspect family/dining room with patio doors to the terrace and open fire, utility, boot room providing rear access, study/snug and wc. A ground floor bedroom with ensuite bathroom provides useful guest accommodation.

Spacious galleried landing to first floor offering good storage, 2 ensuite bedrooms, family bathroom and 2 further spacious bedrooms.

Wonderfully private south facing walled garden, double car port with attached office/workshop and driveway parking.

Within a short drive of many popular local schools. Junction 13 of the M4 is within 7 miles, extensive leisure and shopping amenities are available in Newbury town centre (circa 3 miles), along with the mainline station for London Paddington (approximately 1 hour).

At a rent of £4000 per calendar month: 1 week's holding deposit £923.00, 5 week's security deposit £4615.00

- Council Tax Band = G
- Deposit Required = £4615.00
- Long Let, Minimum term 12 months
- 5 BEDROOMS
- 4 BATHROOMS
- 3 RECEPTIONS
- SOUTH FACING GARDEN
- CAR PORT
- OFFICE
- EPC = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(39-54) E	49	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Illustration for identification purposes only, measurements are approximate, not to scale.



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Classification L2 - Business Data

#### IMPORTANT INFORMATION

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.