



**OLD BURGHCLERE, NEWBURY, RG20 9NR**  
£1,800 per month\*

**Carter Jonas**



Extended 3/4 bedroom cottage in a semi rural setting with large garden and far reaching views. Recently completed and to a high standard, now offering great family living/entertaining space.

Entrance hall leading to the stunning open plan kitchen/dining/family room with views over the garden to the rear and French doors at the side to the patio. Sitting room with wood burning stove leading onto the study/fourth bedroom. Good size utility room with door to the rear garden and large walk in shower/wet room.

3 good size bedrooms to first floor with family bathroom (with shower over the bath) and additional dressing/storage room.

Double glazed throughout, newly installed oil central heating, driveway parking and large gardens backing onto fields.

Situated in a lovely rural location surrounded by a well managed estate and close to the amazing open spaces of Watership Down. Providing quick and easy access to the road networks (A34) for access to the M4 and M3. Mainline train services run from Newbury (for Paddington) and Whitchurch (for Waterloo).

Energy rating band D. Council tax band C. Available for a minimum of 12 months. At a rent of £1800 per calendar month: 1 weeks holding deposit £415.00, 5 weeks security deposit £2076.00

- Council Tax Band = C
- Deposit Required = £2,076.00
- Long Let, Minimum term 12 months
- 3 BEDROOMS
- 2 BATHROOMS
- OPEN PLAN KITCHEN/FAMILY ROOM
- LARGE GARDENS
- OIL CENTRAL HEATING
- DRIVEWAY PARKING
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			83
B			
C			66
D			
E			
F			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Newbury Lettings 01635 263020**

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, Berkshire, RG14 1DT



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INTERNATIONAL REAL ESTATE  
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.