



KNOWL HILL, KINGSCLERE, RG20 4NZ
£3,000 per month*

Carter Jonas

Beautiful and deceptively spacious 4 bedroom family house, totalling 2422 sq. ft., in a convenient rural location.

Entrance hall, boot room, spacious family room with doors to the garden and terrace, fitted kitchen/breakfast room, dining room, sitting room with wood burning stove. Beyond this is a large study with separate entrance, further utility room and shower room/wc (could be used as an annexe). Large principal bedroom with ensuite bathroom, 3 further double bedrooms and family bathroom with shower.

Plentiful parking, car port and good size enclosed gardens backing onto fields.

Available for an initial 12-month tenancy.

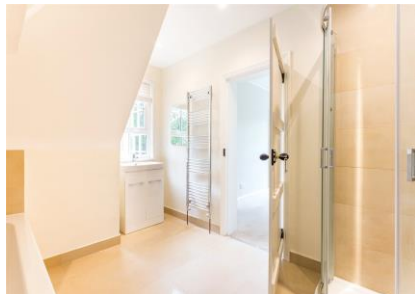
EPC Rating E. Council Tax Band F (Basingstoke & Deane Government website for current cost).

Mains electric and mains water. Septic tank drainage and oil heating. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £3000 per calendar month: Holding deposit of 1 week's rent £692.00, Security deposit of 5 weeks rent £3461.00.

- Council Tax Band = F
- Deposit Required = £3,461.00
- Long Let, Minimum term 12 months
- 4 BEDROOMS
- 4 RECEPTIONS
- 2 BATHROOMS
- ENCLOSED GARDENS
- EPC = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(46-54) E	46	50
(35-45) F		
(1-34) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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Classification L2 - Business Data

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