



PEASEMORE, NEWBURY, RG20 7JJ

£3,000 per month*

Carter Jonas

PEASEMORE, NEWBURY, BERKSHIRE, RG20 7JJ

Newly renovated and cleverly extended family house overlooking farmland in sought after Peasemore village.

- 5 BEDROOMS
- 2 BATHROOMS
- 3 RECEPTIONS
- LARGE GARDENS

An attractive oak-framed entrance porch leads to a central hallway with cloakroom and fully equipped kitchen/dining room with French doors to the garden offering far reaching views. Perfect for keen cooks, the spacious kitchen includes a large Falcon range cooker, a breakfast bar, an American-style fridge freezer and integrated dishwasher.

The generous sitting room has an open log fire and a door to the rear garden.

The principal bedroom suite benefits from French doors overlooking stunning views, a dressing room and ensuite shower.

Four more bedrooms (one with storage), along with the family bathroom are off the central hall.

Linking the principal bedroom suite to the main hall is a lofty study/studio with French doors and a vaulted roof.

The gardens surround the property and adjoin paddocks. Plentiful driveway parking and an EV charging socket.

Peasemore is approx. 7 miles Northwest of Newbury, has a popular pub and is surrounded by beautiful rolling countryside in an AONB. It is within the catchment area of the Downs School and is close to popular private schools including Downe House, Brockhurst and Cheam. Nearby Chieveley offers a local store, doctors' surgery, pub and sporting facilities.

The M4 junction with the A34 is only 3 miles away making this a wonderful rural location that has excellent connectivity.

LPG heating and double glazing.



EPC Rating D. Council Tax Band E (West Berks Government website for current cost)

Mains electric and mains water.

Internet & Mobile: Starlink - 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 Security deposit of 5 weeks rent £3461

ADDITIONAL INFORMATION

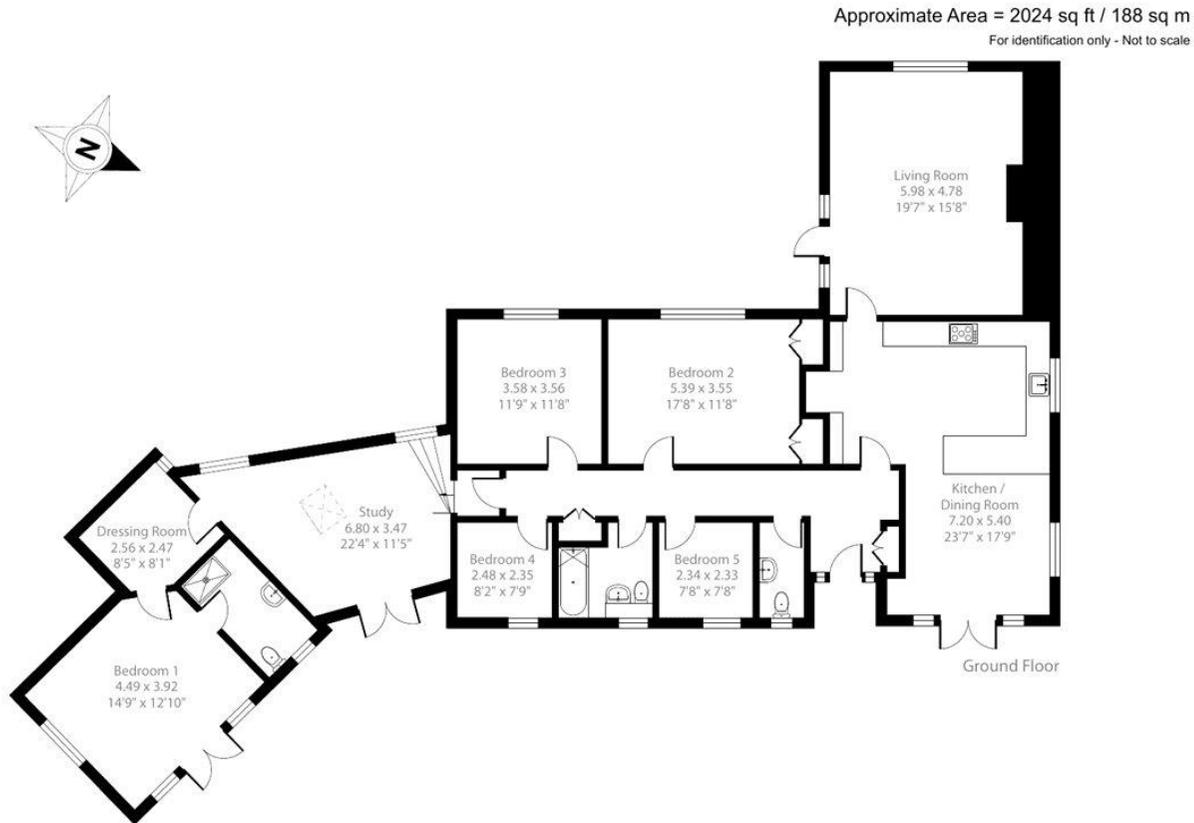
Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority - Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Carter Jonas. REF: 1162635



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Classification L2 - Business Data

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