



**BRIMPTON ROAD, BAUGHURST, RG26**  
£2,750 per month\*

**Carter Jonas**



# BRIMPTON ROAD, BAUGHURST, TADLEY, HAMPSHIRE, RG26 5JJ

- Eat in kitchen
- Sitting room
- Dining room
- 5 bedrooms
- 2.5 bathrooms
- Garage
- Gardens

## THE PROPERTY

The house is approached up a shared private drive and is semi detached to its neighbour.

There is a large entrance hall with wooden floors, doors leading to all principal rooms and a wooden staircase to the first floor. There is a good sized sitting room with an open fireplace and views over the garden. The dining room has a fireplace and French windows to the terrace and rear garden beyond. The kitchen has the original wooden units, an oil fired AGA and an electric oven. There is a dishwasher and a useful pantry with shelving and a fridge freezer. There is a back hallway with doors to a workshop, boiler cupboard and garage with washing machine and tumble dryer. There is a downstairs cloakroom.

Upstairs there are 5 good sized bedrooms, the main bedroom overlooks the garden and has a number of built in wardrobes and a basin. Bedrooms 2 and 3 also have built in cupboards and a basin. There are two further bedrooms, two bathrooms and a shower cubicle and airing cupboards on the landing.

## OUTSIDE

There is a charming enclosed rear garden mainly laid to lawn with mature shrubs and a terrace immediately behind the house. There are further lawns to the front of the house and parking for a number of cars to the side and a single garage.


Mains water and electricity. Oil fired central heating. Septic tank drainage.

For internet and mobile coverage check the ofcom website.

Tucked away down a shared private drive a charming Arts and Crafts Grade II listed 5 bedroom, 2 bathroom house built in 1902 by Sir Ernest Newton. The village of Tadley is within 3 miles, Kingsclere is within 5 miles and the mainline station and amenities of Basingstoke 9 miles





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

ADDITIONAL INFORMATION

Offers	Available for a 12 month term
Viewing	Strictly by appointment
Local Authority	Council Tax Band G. Check Basingstoke and Deane website for current charges
Deposit	Holding deposit equivalent to 1 week's rent = £634 Deposit of 5 weeks' rent @ £2,750pcm = £3,173





# Brimpton Road, Baughurst, Tadley, RG26

Approximate Area = 3068 sq ft / 285 sq m (includes garage)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Carter Jonas. REF: 1121518



## IMPORTANT INFORMATION

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