



Newbury, Nr Adbury, Berkshire
£3,000 pcm excl

An exceptionally attractive, recently built timber framed 4 bedroom property in a rural, yet very accessible position, ideal for Newbury/Winchester schools



Term: 12 months with the possibility of renewal **Bedrooms – 4**
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

- Reception Hall
- Study
- Open Plan Split Level Reception room with Wood Burner
- Kitchen/Breakfast/Family Room with Separate Utility Room
- Magnificent Galleried Landing
- Master Bedroom with en suite Shower Room
- 2 Further Double Bedrooms, 1 Single Bedroom
- Family Bathroom with Bath and Separate 'Wet Room' Shower
- 3 Bay Oak Framed Barn/Garage
- Approximately 2 Acres of Garden with Extensive Views

Description:

An exceptionally attractive oak framed property with contemporary, high quality fixtures and fittings, on the site of the former Lodge.

The property offers superbly light and spacious accommodation with exposed beams and hand-crafted oak doors and features throughout. It is extremely well insulated and energy efficient with oil-fired underfloor heating to the downstairs rooms.

An impressive reception hall with galleried landing and limestone flooring leads through double doors to an open plan split level living/dining area with wood burner and extensive views over the garden and countryside beyond.

Also leading off the hallway is the spacious Kitchen/Breakfast/Family room with fully fitted top of the range appliances, bespoke units and access to the south facing terrace. A separate study, utility/boot room and W.C. complete the downstairs accommodation.

Upstairs, the master bedroom with en suite and large walk-in shower has wonderful views over the fields and gardens. There are two further double bedrooms, a single or nursery room and a large family bathroom with roll top bath and walk-in shower.

Outside:

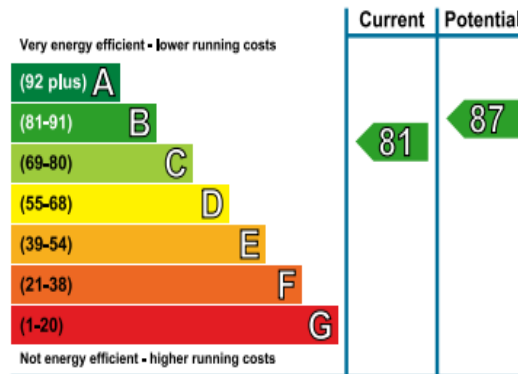
There is an oak framed barn providing two open fronted parking spaces and an enclosed garage, hard standing and log store. Additional car storage could be made available by separate negotiation.

Situation:

Adbury is a good local village and nearby Newbury has a market town atmosphere and access to the rail network.

There are several excellent schools within easy reach, notably Cheam School, Horris Hill School, Downe House and St Gabriel's along with easy access to Newbury, Winchester and London (Paddington 40 mins) or the M3/M4.

Available Now



White Goods: Electric Rangemaster, 2 x Fisher & Paykel Fridge/Freezers, Dishwasher, Space for Washing Machine & Tumble Dryer

Heating: Oil fired, underfloor to ground floor, radiators to first floor, wood burner in sitting room

Drainage: Private – Klargester treatment plant

Curtains: To principal rooms

Flooring: Limestone tiles, tiled bathrooms, neutral carpets

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenants responsibility

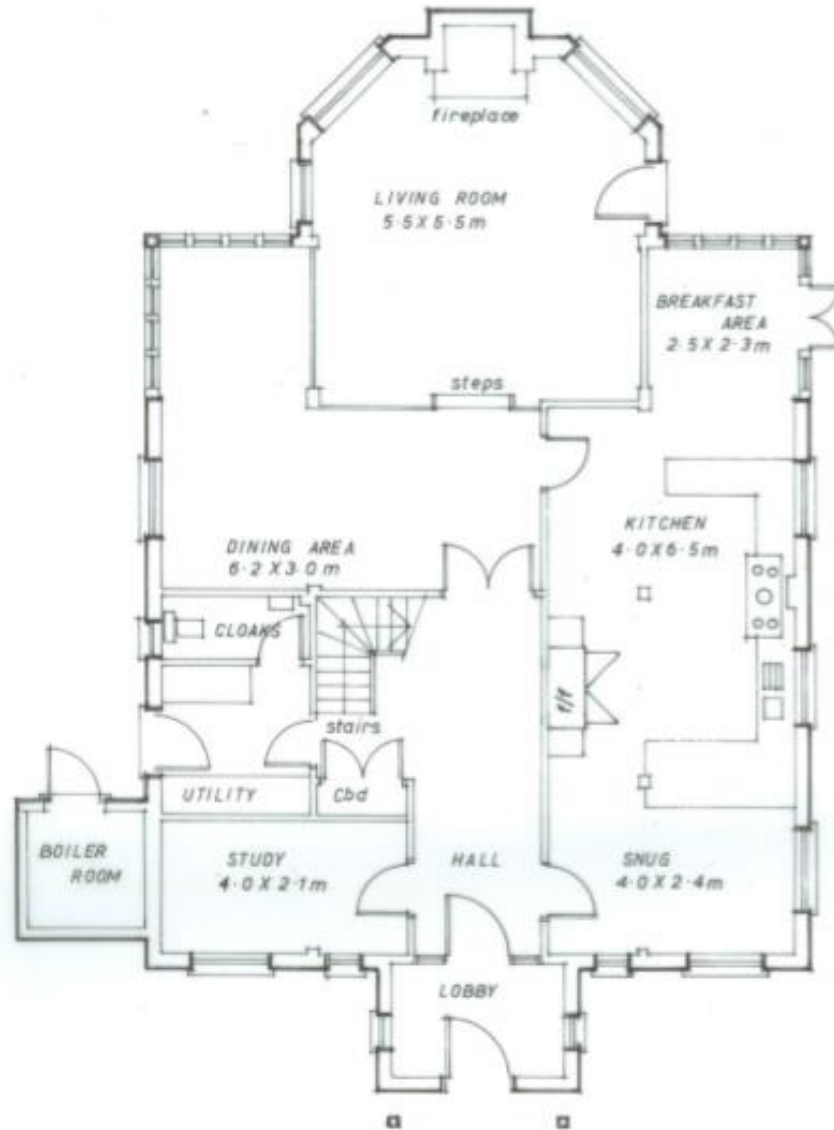
Local Authority: Basingstoke & Deane Council – Band G

Viewing

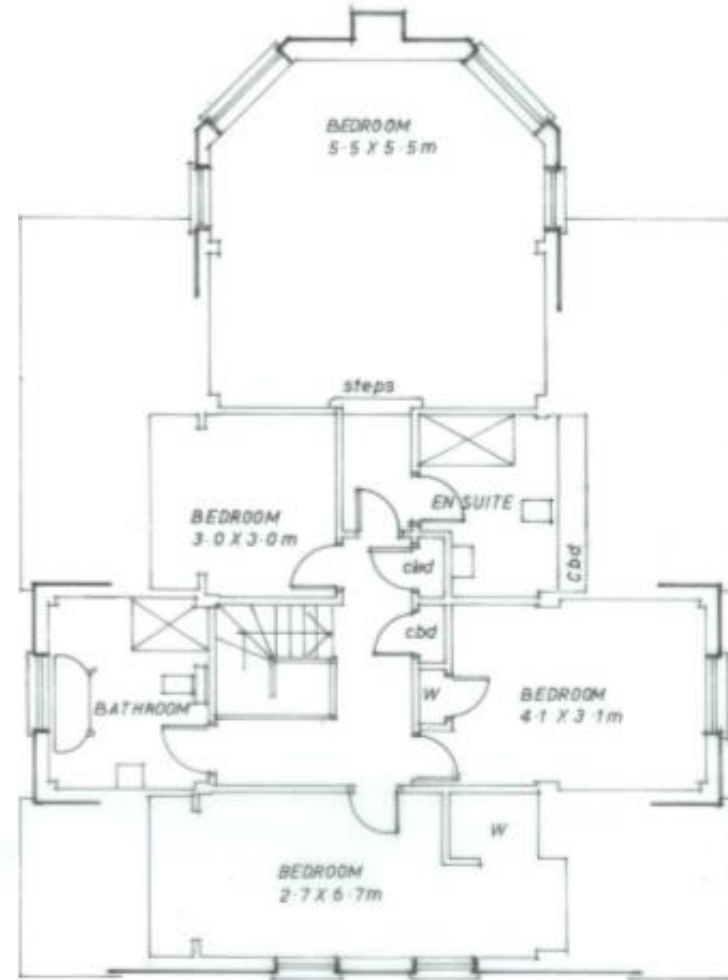
Strictly by appointment with The Country House Company Tel: 02392 632275
 Email: info@countryhousecompany.co.uk



GROUND FLOOR PLAN



FIRST FLOOR PLAN





The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

02392 632 275

sales@countryhousecompany.co.uk • lettings@countryhousecompany.co.uk

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