



WELLINGTONIA DRIVE, CROOKHAM COMMON, BERKSHIRE, RG19 8DQ
£2,500 per month*

Carter Jonas

CROOKHAM COMMON, BERKSHIRE, RG19 8DQ

Stunning 3/4 bedroom house set in an exclusive gated development on the edge of Greenham Common.

- 3/4 BEDROOMS
- 2 BATHROOMS
- 2/3 RECEPTIONS
- ENCLOSED GARDEN
- DOUBLE CAR PORT
- AIR SOURCE HEAT PUMP

THE PROPERTY

Built by Charlesgate Homes just under 2 years ago with high quality fixtures and fittings throughout, offering flexible accommodation of just under 2000 square feet.

Large entrance hall with inbuilt storage, utility room, high quality kitchen/family/dining room with integrated appliances, breakfast bar and two sets of French doors to the garden, second reception/fourth bedroom, double aspect sitting room and cloakroom complete the ground floor.

The first floor offers a principle bedroom with inbuilt storage and ensuite shower room, 2 further double bedrooms and family bathroom.

The enclosed south west facing garden offers open views over the surrounding countryside. Plentiful driveway parking, double car port and external store room with power. Heating is via an air source heat pump.

LOCATION

The development is in an enviable convenient position offering easy access to Thatcham town centre (and train station for mainline links to London Paddington), Newbury for many shopping and leisure amenities and the surrounding road networks (A4/M4, A339/M3).

There are many popular private and state schools within easy reach.

Greenham and Crookham Common is just across the road and offers the largest open heath in Berkshire, excellent for walking and cycling.



Energy rating band B. Council tax band F.

At a rent of £2500 per calendar month:

1 weeks holding deposit £576.00.

5 weeks security deposit £2884.00.

ADDITIONAL INFORMATION

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

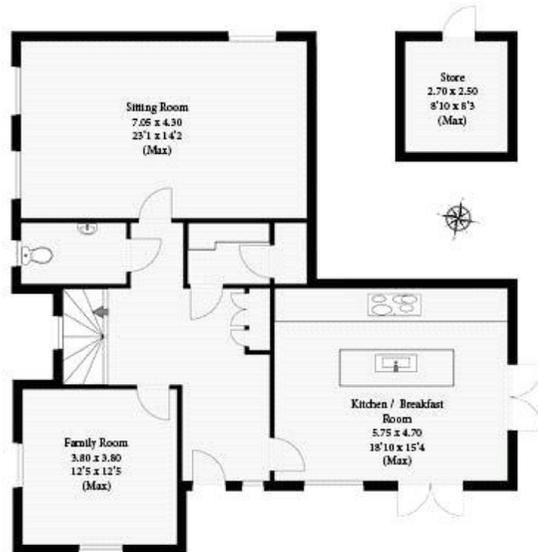
Viewing Strictly by appointment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		92
81-91	B	84	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate GIA
180.84 Square Metres 1946.83 Square Feet

Ground Floor



First Floor



This plan is for illustrative purposes only, measurements are approximate and not to scale
Outbuildings are not shown to scale or orientation
Produced by Lightfall



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