



WINTERBOURNE, NEWBURY, RG20 8AW

£2,000 per month*

Carter Jonas

WINTERBOURNE, NEWBURY, BERKSHIRE, RG20 8AW

- 3 BEDROOMS
- 3 RECEPTIONS
- UTILITY ROOM
- GARAGE
- RIVERSIDE GARDEN

Set on the edge of popular Winterbourne village offering convenient access to Newbury, the A34/M4 and the rail network.

Offering flexible accommodation comprising of a sitting room with views over the garden from the patio doors and open fire, dining room with original parquet flooring, breakfast room with wood burner and door to the terrace, newly installed kitchen with cooker, fridge/freezer and dishwasher. The rear of the cottage offers a large utility/cloakroom with washing machine and separate toilet.

There are three good size bedrooms to the first floor (one with storage), a newly installed bathroom with shower and separate wc.

Single detached garage and driveway parking. The south facing gardens are a particular feature, offering privacy and direct access to the Winterbourne stream.

122sqm/1,322sqft barn available and/or workshop for local business and stabling for 2-4 horses and 4-15 acres, all under separate negotiation.

Within easy reach of the amenities of Newbury (for mainline train links to London Paddington) and the A34/M4 (junction 13).

Available for an initial 12 month tenancy.

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

Mains electric and water. Septic tank drainage.

Unfenced stream at the bottom of the garden.

Refurbished cottage offering fantastic open views overlooking Winterbourne stream (with stables and land available by separate negotiation)



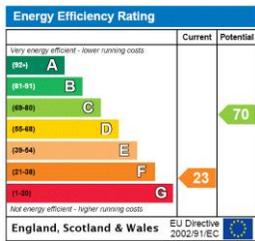
At a rent of £2000.00 per calendar month: Holding deposit of 1 week's rent £461.00 Security deposit of 5 weeks rent £2307.00.

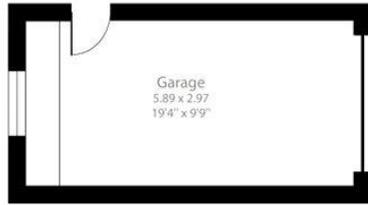
ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

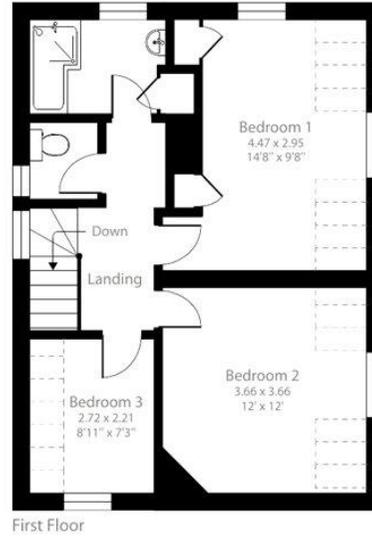
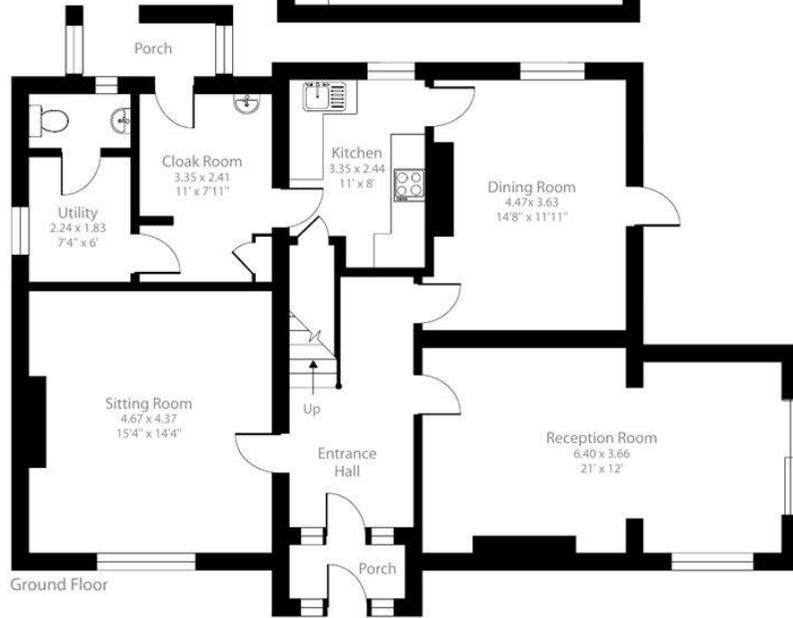
Local Authority - Council Tax Band E





Do not enter restricted head height

Approximate Area = 1552 sq ft / 144.1 sq m
Limited Use Area(s) = 79 sq ft / 7.3 sq m
Garage = 187 sq ft / 17.4 sq m
Total = 1818 sq ft / 168.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Carter Jonas. REF: 1221484

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Classification L2 - Business Data

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