



**BOTTLESFORD, PEWSEY, SN9**

£2,250 per month\*

**Carter Jonas**



# VINE COTTAGE, BOTTLESFORD,

An attractive and spacious four bedroom house with pretty gardens and far reaching views in the popular village of Bottlesford.

- Kitchen/Breakfast Room
- Sitting Room
- Dining Room
- Utility Room
- 4 Bedrooms
- 2 Bathrooms
- Driveway Parking
- Enclosed Garden

## THE PROPERTY

Vine Cottage is situated in the hamlet of Bottlesford, approximately 3 miles to the west of Pewsey. It is one of three closely linked hamlets which between them benefit from a nursery/garden centre, a public house/restaurant, a primary school and a church. The larger village of Pewsey provides more extensive local facilities including a main line rail service to Newbury, Reading and London and the South West. The historic market towns of Marlborough and Devizes are approximately 8 miles.

The unfurnished accommodation comprises hall, cloakroom, utility room, drawing room, breakfast room, kitchen and dining room.

Upstairs is the master bedroom with ensuite bathroom and large wardrobe, three further bedrooms and a family bathroom.

Enclosed garden with open southerly views and parking. Pets considered.

Available for an initial 12-month tenancy. EPC Rating E.

Council Tax Band: G (Wiltshire Council website for current cost)

Mains electric, water and drainage. Oil heating.

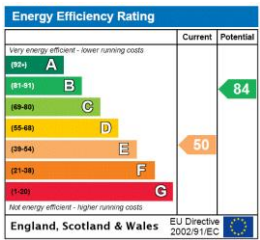
Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2,250 per calendar month: Holding deposit of 1 week's rent £519.00 Security deposit of 5 weeks rent £2,596.00

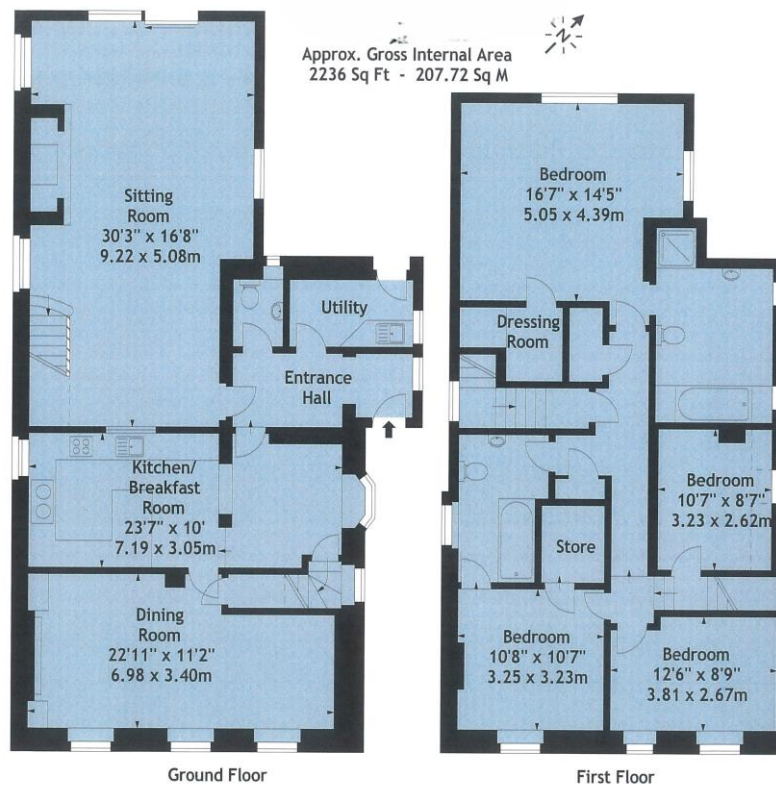




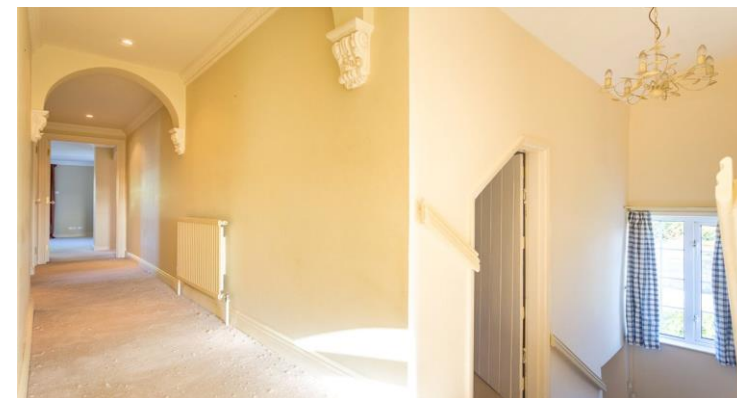
ADDITIONAL INFORMATION	
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Wiltshire Council - Council Tax Band G







Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale. Supplied Exclusively for Dreweatt Neate by © Datagraphy UK Ltd 2008 Photographs \* Floorplans \* Virtual Tours Tel: 01488 681999 <http://berkshire.datagraphy.com/>



**T: 01672 519700**

93-94 High Street, Marlborough, Wiltshire, SN8 1HD

E: [marlborough@carterjonas.co.uk](mailto:marlborough@carterjonas.co.uk)



*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.