



CROOKHAM HILL, THATCHAM, RG19
£1,400 per month*

Carter Jonas

Charming newly renovated 2-bedroom Grade II listed cottage in a semi-rural location. Attached to the Landlords house, within the grounds of a farmstead, within a short distance of Thatcham for local amenities and the train station.

The cottage has retained much character with beams, original doors and high ceilings on the first floor.

Entrance porch, light and airy sitting room with restored original floor and open fire. Newly installed kitchen/dining room with cooker and dishwasher, rear hallway leading to the wc and good size utility room.

Large first floor bedroom with views over farmland, second bedroom and shower room with large shower.

Parking to the side of the property. Oil central heating, septic tank drainage and bore hole water supply. Mains electric. Grade II listed. Regret: not ideal for pets or small children as there is no enclosed garden. Available for an initial 12-month tenancy. EPC Rating D. Council Tax Band B (West Berks Government website for current cost). Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

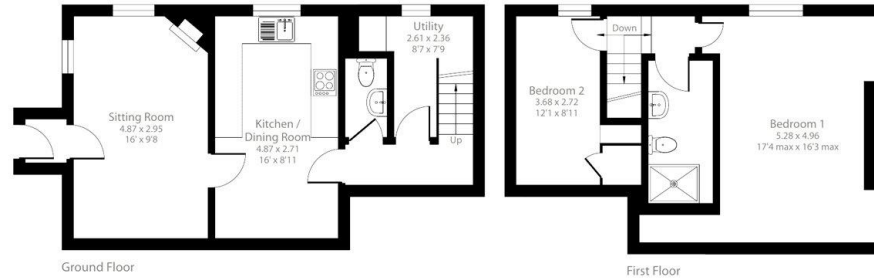
At a rent of £1400.00 per calendar month: Holding deposit of 1 week's rent £323.00, Security deposit of 5 weeks rent £1615.00.

- Council Tax Band • EPC = D = B
- Deposit Required = £1615.00
- Long Let, Minimum term 12 months

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

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Approximate Area = 822 sq ft / 76.4 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). © richcom 2025. Produced for Carter Jonas. REF: 1326781



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