



FOXHILL, SN4
£2,350 per month*

Carter Jonas

FOXHILL, WILTSHIRE, SN4

A four-bedroom detached house in a rural setting in the parish of Wanborough, on the edge of The Ridgeway with outstanding views over surrounding farmland, providing excellent access to junction 15 of the M4.

- Four Bedrooms
- Two Bathrooms
- Two Receptions
- Large Garage
- Wrap Around Garden
- Driveway
- Pets Considered

LOCATION

The Property comprises of an entrance hall, large double reception room, modern kitchen/breakfast room and cloakroom. Upstairs is the main bedroom with ensuite bathroom, 3 further bedrooms and a family bathroom. Outside is a good-sized garden, driveway with parking for multiple cars, garage which offers direct access to the house, and stunning views of the surrounding farmland.

THE PROPERTY

Foxhill is a hamlet in the parish of Wanborough which offers a few local amenities, primary school, church and pubs further comprehensive facilities are available in nearby Marlborough, Faringdon and Swindon. There is a mainline service to London (Paddington) available in Swindon.

The landlord will be looking for a 12-month minimum initial tenancy.

The holding deposit for the property will be £542.30 and the deposit £2,711.53, subject to the rent being as advertised at £2,350 pcm.

Council Tax Band: D (wiltshire.gov.uk for current cost)

EPC: E

Utility Services: Mains water and septic tank drainage, gas central heating.

Pets: case-by-case basis

Internet & Mobile: Further information on availability and speeds can be found at: checker.ofcom.org.uk



ADDITIONAL INFORMATION

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

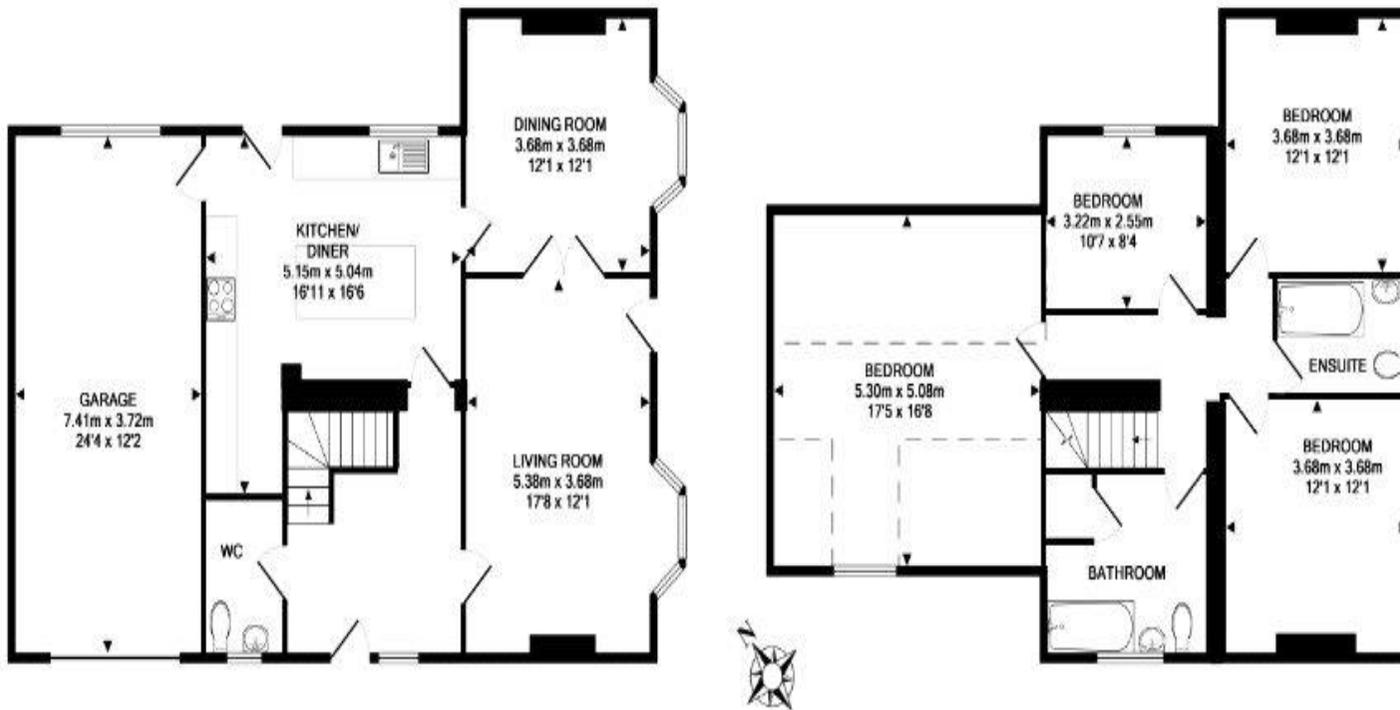
Viewing Strictly by appointment

Local Authority Council Tax Band D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 181.0 SQ.M. (1948 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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T: 01672 519700

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

E: marlborough@carterjonas.co.uk



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Classification L2 - Business Data

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