



**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](http://wiltshire.gov.uk) for current cost)

EPC: E

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

Pets: case-by-case basis

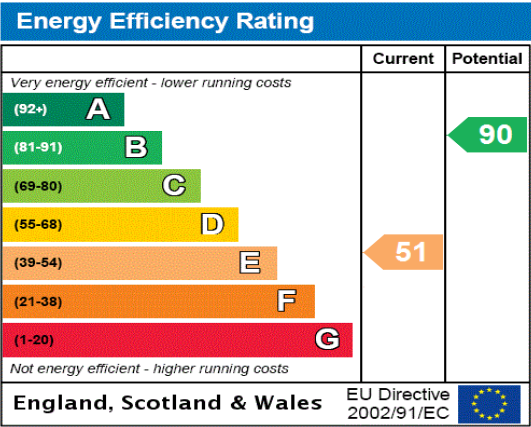
Internet & Mobile: Further information on availability and speeds can be found at: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

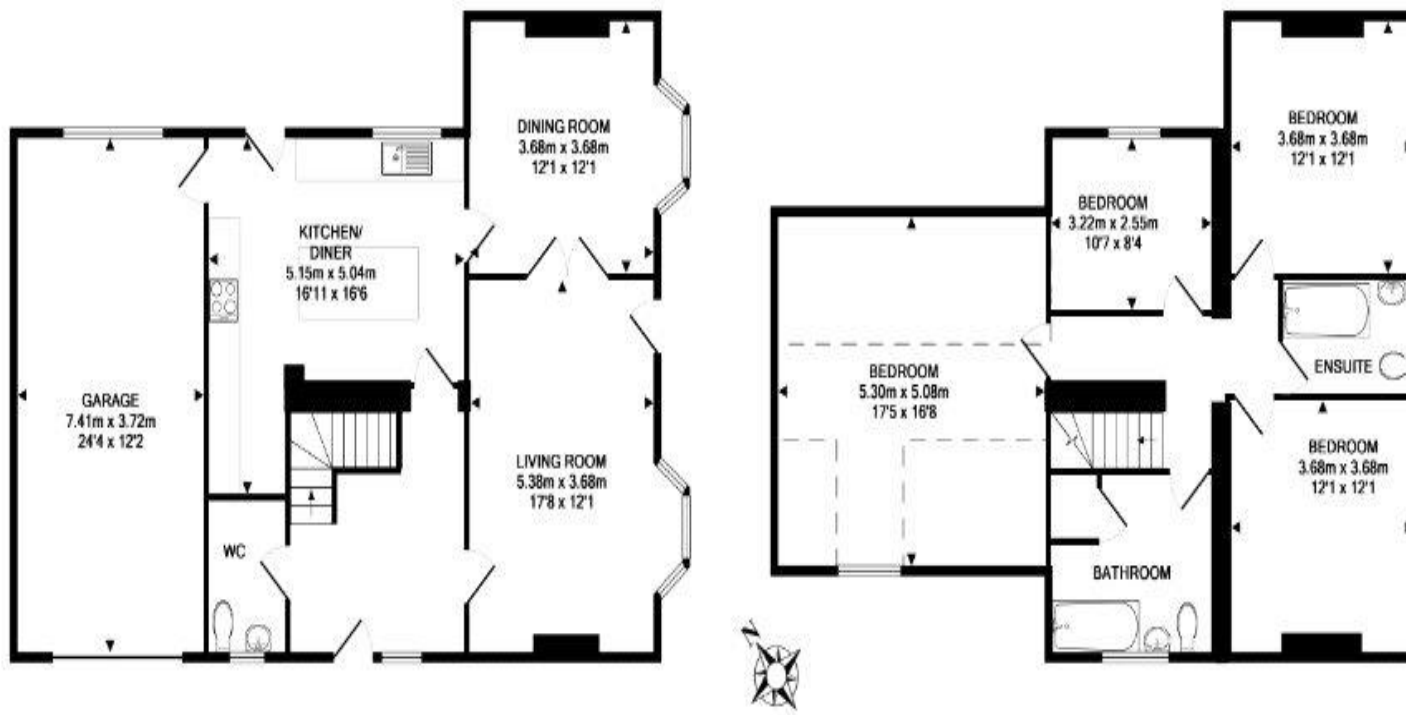




ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Council Tax Band D





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 errors, 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.  
Made with Metapix ©2016



**T: 01672 519700**

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

E: marlborough@carterjonas.co.uk

A member of



*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.