



TEMPLETON ROAD, KINTBURY, RG17 9TH
£3,250 per month*

Carter Jonas

TEMPLETON ROAD, KINTBURY, RG17 9TH

Fantastic light filled family house with 4/5 beds and self contained 1 bed annexe, in popular Kintbury village.

- 4 BEDROOMS
- 3 RECEPTIONS
- 3 BATHROOMS
- 1 BED ANNEXE
- CAR PORT

THE PROPERTY

Providing flexible accommodation predominantly over a single floor, with the annexe being on the lower ground floor.

Entrance porch leading into the dining hall, cloakroom, large 24ft drawing room with open fireplace and French doors onto the terrace, kitchen/breakfast room (incorporating an oil fired Aga, electric cooker, dishwasher, fridge and freezer), with French doors lead onto the south facing terrace. Large utility/boot room with side access and double aspect study/5th bedroom.

Principle bedroom with inbuilt storage and ensuite bathroom, 3 further double bedrooms (2 with storage) and 2 further bathrooms (1 with a shower).

Stairs lead down to the annexe which comprises of a sitting room, bedroom, walk in store and kitchen with door to the garden.

Set in maintained landscaped gardens, totalling three quarters of an acre (maintained by the Landlord's gardener), driveway parking, double car port with store room and workshop to the rear.

LOCATION

Kintbury boasts an excellent range of amenities including a primary school, village hall, doctors surgery, tennis courts, bowling green, skate park, playground, football pitch, shops, a church and popular pubs.

The village offers mainline train services to London Paddington and is conveniently situated within a very short drive of Newbury and Hungerford town centres, both offering extensive shopping and



leisure amenities. Both Junction 13 & 14 of the M4 are easily accessible.

Council tax band G (main house) and A (for the annexe).

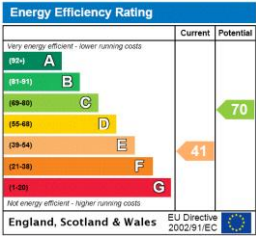
Available for a minimum term of 12 months.

At a rent of £3250 per calendar month:

1 weeks holding deposit: £750.00, 5 weeks security deposit: £3750.00

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 G (house) & A (annexe)

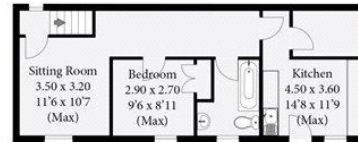


Approximate GIA
320.3 Square Metres 3448 Square Feet

Ground Floor



Lower Ground Floor



This plan is for illustrative purposes only, measurements are approximate and not to scale
Outbuildings are not shown to scale or orientation
Produced by Lightfall



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Classification L2 - Business Data

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