



BROAD LANE, UPPER BUCKLEBURY, RG7 6QJ
£3,750 per month*

Carter Jonas

UPPER BUCKLEBURY, READING, BERKSHIRE, RG7 6QJ

Individual 7 bedroom modern house, circa 3175 sq ft, completed to an exceptionally high standard with top quality fixtures and fittings throughout, situated in the popular village of Upper Bucklebury.

LOCATION

Upper Bucklebury is a well regarded village about 1.7 miles north of Thatcham and 5 miles to the north east of Newbury. Within easy reach of local amenities and within a short drive of Thatcham train station and Newbury town centre for extensive amenities.

There is an active community here and within the village there is a small stores with sub-post office, pub/restaurant, primary school, church with hall and village hall. The village is surrounded by lovely countryside, much of it wooded and in the ownership of the Bucklebury Estate.

THE PROPERTY

Galleried hallway with oak staircase, huge sitting room (27' x 14'), dining room, superb kitchen/breakfast room with doors to the garden, utility and cloakroom complete the ground floor accommodation.

The first floor offers five bedrooms (with three of them being ensuite) and family bathroom with jacuzzi bath.

The second floor offers a further ensuite bedroom and office/seventh bedroom.

OUTSIDE

Fully enclosed private gardens with electric entrance gates and double garage with electric doors



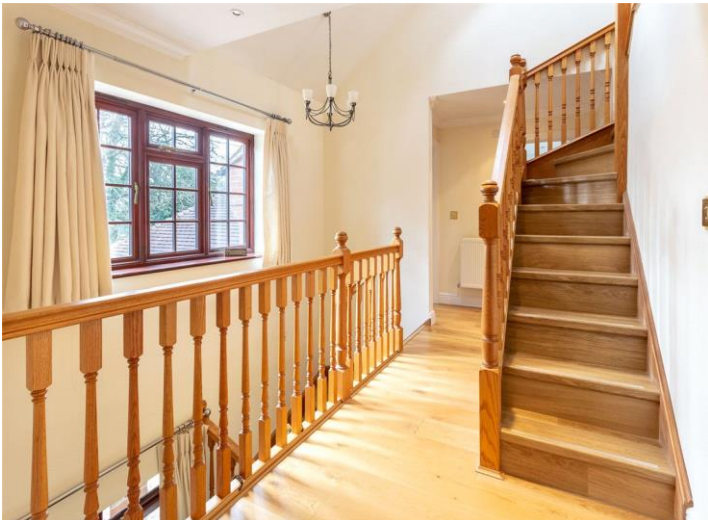
ADDITIONAL INFORMATION

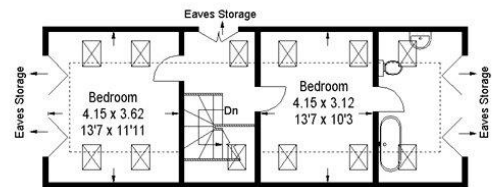
Offers Available for a minimum term of 12 months longer terms will be considered

At a rent of £3750 per calendar month:
1 weeks holding deposit £865.00
5 weeks security deposit £4326.00

Viewing Strictly by appointment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

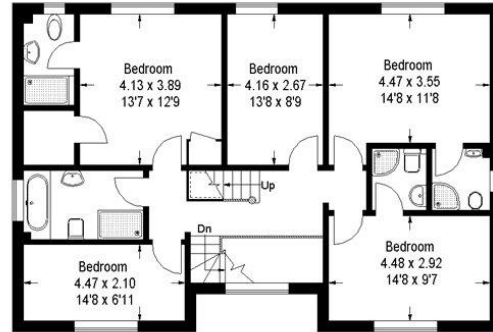




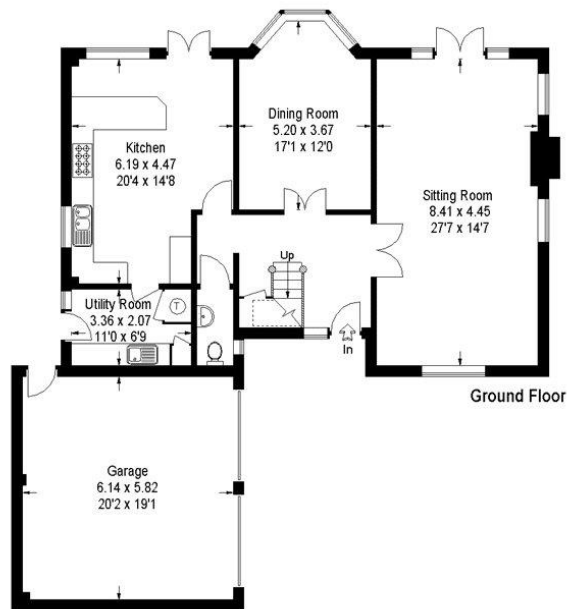
Second Floor

□ = Reduced Headroom
Below 1.50m / 5'0"

Approximate Gross Internal Area (Including Garage) :-
295 sq m / 3175 sq ft



First Floor



Ground Floor



FLOORPLANZ © 2007
01483 755510 Ref 38124

This illustration is for identification purposes only. Measured & drawn in accordance with RICS / PMA guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" & are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Upper Bucklebury



T: 01635 263020

51 Northbrook Street, Newbury, Berkshire, RG14 1DT

E: newbury@carterjonas.co.uk

carterjonas.co.uk
Offices throughout the UK

A member of
onTheMarket.com

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. 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.