



STUBWOOD FARM, SALISBURY ROAD, RG17

£1,600 per month*

Carter Jonas

SALISBURY ROAD, HUNGERFORD, BERKSHIRE, RG17

- 2/3 BEDROOMS
- 2 RECEPTIONS
- MODERN KITCHEN
- GARDENS
- AIR SOURCE HEAT PUMP

Sympathetically converted from a 19th century cart shed, now offering flexible accommodation, retaining much character and vaulted ceilings. Set in semi-rural surroundings, approached along a 250 yard tree lined tarmac private estate roadway.

The entrance leads onto an amazing open plan reception, incorporating a sitting area with 2 sets of French doors overlooking the garden. High-quality well-equipped kitchen with integrated appliances, dining area and additional seating area with full height windows and French doors to the garden.

Adjacent to the kitchen, there is access to the cloakroom, guest bedroom, family bathroom with bath and large shower cubicle, and the principal bedroom with fitted storage and doors to the garden.

The first-floor mezzanine level reveals a versatile third bedroom (or extra reception space) complete with its own en suite with large walk-in shower, offering privacy and comfort for guests or family members.

Outside, the property boasts its own gravel driveway with ample parking and a generous garden, predominantly laid to lawn. The garden also benefits from views across surrounding fields, providing a peaceful and picturesque setting.

The barn is within a short drive of Hungerford for local amenities and access to the mainline train station (for links to London Paddington). The M4 (junction 14) is within 6 miles.

A delightful 2/3 bedroom detached FURNISHED barn conversion situated in a old farmstead just outside Hungerford.



Available for an initial 12 month tenancy.

EPC Rating C. Council Tax Band E (West Berks Government website for current cost).

Mains electric and mains water. Separate sewage waste treatment plant. Air source heat pump and underfloor heating.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

Internet - good speeds available from Gigaclear

At a rent of £1,600 per calendar month: Holding deposit of 1 week's rent £369.00, Security deposit of 5 weeks rent £1,846.00

ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

Local Authority West Berkshire Council - Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating chart showing a current rating of 72 (D) and a potential rating of 82 (B).



Stubwood Farm, Salisbury Road, Hungerford, RG17

Approximate Area = 1527 sq ft / 141.8 sq m

Limited Use Area(s) = 58 sq ft / 5.3 sq m

Total = 1585 sq ft / 147.1 sq m

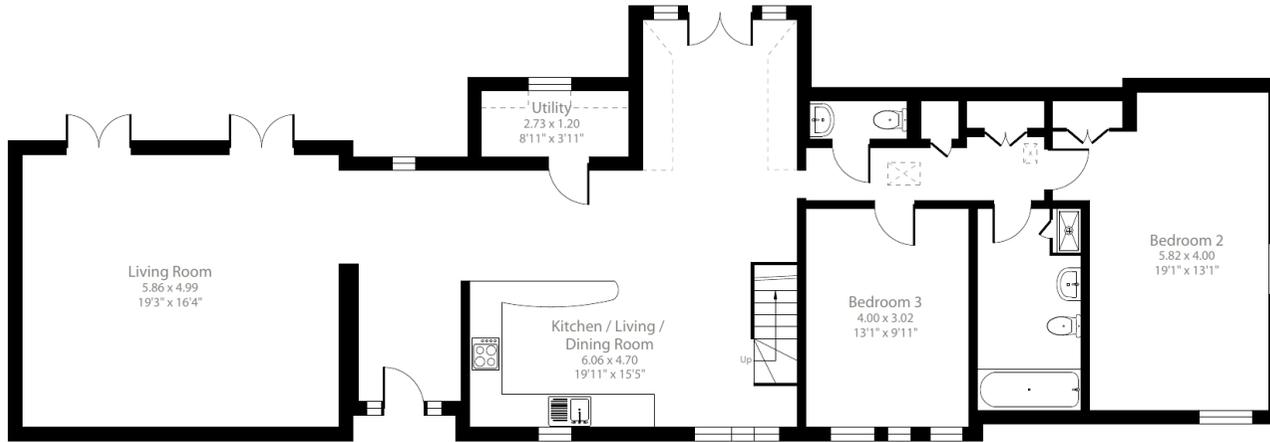
For identification only - Not to scale



Denotes restricted head height



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Carter Jonas. REF: 1301643



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