



**WINTERBOURNE, NEWBURY, RG20**

£3,750 per month\*

**Carter Jonas**

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**Beautiful converted listed barn (3483 sq. ft.) on the outskirts of Winterbourne village, backing onto farmland with wonderful views to the rear.**

- 4 BEDROOMS
- 3 RECEPTIONS
- PARKING
- RURAL VIEWS
- 3 BATHROOMS

Stunning living accommodation filled with light throughout. Large entrance hall leading into the open plan accommodation incorporating the large double aspect living room (28' x 16') with wood burning stove, doors to the gardens and far reaching views, dining room (24' x 18) with doors to the private side patio, quality kitchen with range cooker, fridge/freezer and dishwasher. Separate study/family room, utility room and cloakroom complete the ground floor accommodation.

Feature staircase leading to the first floor landing offering eaves storage and high ceilings throughout. Principal bedroom with walk in shower and eaves storage, guest bedroom with ensuite shower, 2 further double bedrooms served by the family bathroom.

Generous rear gardens with distant views (gardening included in the rent), oil central heating and driveway parking for several cars.

Set in a small courtyard with just 3 others, overlooking the church to the front and open views to the rear, within easy reach of the amenities of Newbury (for mainline train links to London Paddington) and the A34/M4 (junction 13).

Council Tax Band F (West Berks Government website for current cost). EPC rating C

Mains electric and water. Oil central heating. Klargest drainage.

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



At a rent of £3750.00 per calendar month: Holding deposit of 1 week's rent £865.00, Security deposit of 5 weeks rent £4326.00

## 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 F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D	69	74
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC



Approximate Gross Internal Area  
(Including Reduced Headroom / Excluding Lower Level)  
323.6 sq m / 3483 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



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Classification L2 - Business Data

#### IMPORTANT INFORMATION

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