



SCHOOL LANE, BOXFORD, RG20

£4,000 per month*

Carter Jonas

BOXFORD, NEWBURY, BERKSHIRE, RG20 8DX

Charming, detached Grade II listed cottage in sought after Boxford village, offering an external office, garage and beautiful gardens.

- 4 BEDROOMS
- 2 BATHROOMS
- KITCHEN DINING ROOM
- DRAWING ROOM
- UTILITY ROOM
- SITTING ROOM
- GARAGE
- EXTERNAL OFFICE

Nestled in the charming village of Boxford, this exquisite, thatched cottage offers a peaceful retreat, boasting 2,664 sq. ft (inc. garage and office), this unfurnished property is a perfect blend of old-world charm and modern conveniences.

Superbly fitted kitchen/dining room with quality units, incorporating inbuilt appliances, an electric Aga and French doors to the terrace. Larder with wine fridge, utility room with appliances and useful rear access and a downstairs wc/shower room.

Wonderful reception room overlooking the front garden, large inglenook fireplace with original bread oven and wood burning stove and further feature fireplace.

Further reception room with feature fireplace, rear hallway with inbuilt storage and office/study area.

The first floor offers four double bedrooms (two with inbuilt storage) and well-equipped family bathroom with bath and shower cubicle.

The cottage features a well-maintained private garden (totalling 1.21 acres, including a paddock and stables), with large patio, ideal for al fresco dining.

Halfway up the garden is a purpose-built office, insulated and connected to Gigaclear, offering views over the garden, the ideal work from home space.

Stable storage, detached garage and driveway parking. Grade II listed, partially thatched.



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

Mains electric and mains water. Oil central heating.

Internet & Mobile: Gigaclear connected.

At a rent of £4000.00 per calendar month: Holding deposit of 1 week's rent £923.00, Security deposit of 5 weeks rent £4615.00.

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

Directions

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 68 D |
| 39-54 | E | 41 E | |
| 21-38 | F | | |
| 1-20 | G | | |



School Lane, Boxford, Newbury, RG20

Approximate Area = 2244 sq ft / 208.4 sq m

Garage = 293 sq ft / 27.2 sq m

Outbuilding = 127 sq ft / 11.7 sq m

Total = 2664 sq ft / 247.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Carter Jonas. REF: 1451730

T: 01635 263020

51 Northbrook Street, Newbury, Berkshire, RG14 1DT

E: newbury.lettings@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.