



LAMBOURN WOODLANDS, HUNGERFORD, RG17 7RT
£4,200 per month*

Carter Jonas

A beautifully appointed 6 bedroomed period farmhouse in a private setting on the rolling Berkshire Downs, with the option of a detached 3 bed cottage.

The farmhouse is listed and dates back to the late 16th century and now provides very comfortable living as a family home or weekend retreat. Accessed via a gated private driveway, offering security and privacy, with the bonus of maintained gardens.

Entrance hall • Fully fitted kitchen • Breakfast room • Dining room • Drawing room • Living room and one further reception room • Two cloakrooms • Cellar • Laundry room • Main bedroom with en suite • Three further bedrooms with en suite • Two further bedrooms • Family bathroom.

The property is accessed via a private driveway set within extensive landscaped gardens surrounding the farmhouse on all sides and were designed by Arabella Lennox-Boyd. In addition to the main garden there is a small orchard and wildflower meadow to the west of the property.

Large detached barn, garaging and storage.

Separate brick and flint cottage (available by separate negotiation), providing three bedrooms, three bathrooms, downstairs living room, kitchen and large upstairs living/entertaining area.

The property is set in a wonderful private location in the Berkshire countryside between the towns of Hungerford and Lambourn. Access onto the M4 (J14) at Shefford Woodlands is within 5 miles enabling access to central London within 90 minutes. Main line railway stations at Hungerford and Newbury provide excellent rail access to London (Paddington) with fast trains taking just over an hour.

Available for an initial 12 month tenancy.

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



Mains electric, LPG heating, mains water through the estate, septic tank drainage.

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

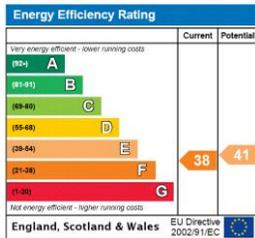
There is a right of way across part of the garden (between the cottage and farmhouse).

At a rent of £4200.00 per calendar month: Holding deposit of 1 week's rent £969.00, Security deposit of 5 weeks rent £4846.00

ADDITIONAL INFORMATION

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

Viewing Strictly by appointment





T: 01635 263020

51 Northbrook Street, Newbury, Berkshire, RG14 1DT

E: newbury@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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 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.