



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.

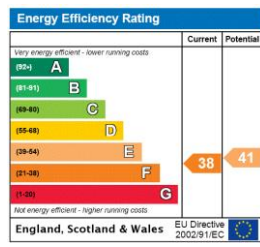
Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website. Gigaclear is installed.

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





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IMPORTANT INFORMATION

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