



**COMBE, HUNGERFORD, RG17**  
£2,200 per month\*

**Carter Jonas**



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### 3-bedroom detached cottage in a semi rural setting in the small hamlet of Combe.

The easily accessible market towns of Hungerford, Marlborough and Newbury offer a wide range of shopping and leisure facilities. There is very good access to the national road network via the M4 (J14) and the A34 at Newbury providing excellent links with London and the west country. Mainline train services are available from Kintbury, Newbury or Hungerford.

Good size fitted kitchen (with cooker and dishwasher) opening onto the dining room, triple aspect sitting room with open fire and ground floor cloakroom/utility/shower room.

3 spacious first floor bedrooms and family bathroom with shower.

Oil central heating, driveway parking and good size surrounding gardens with wonderful far reaching views.

Peaceful rural setting in an area of outstanding natural beauty, with many footpaths and byways.

Available for an initial 12 month tenancy.

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

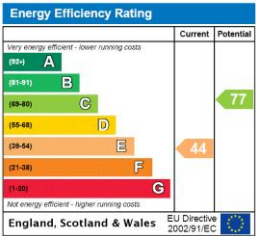
Mains electric, oil central heating, septic tank drainage and water via a shared borehole. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2000.00 per calendar month: Holding deposit of 1 week's rent £461.00 Security deposit of 5 weeks rent £2307.00





| 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  |



## Combe, Hungerford, RG17

Approximate Area = 1324 sq ft / 123 sq m

For identification only - Not to scale



Ground Floor



First 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: 1251525



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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