

WINTERBOURNE, NEWBURY, RG20
£3,500 per month*

Carter Jonas

WINTERBOURNE, NEWBURY, BERKSHIRE, RG20 8AU

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



THE PROPERTY

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).

GRADE 11 LISTED.

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

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

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website. There is Gigalcear to the property.

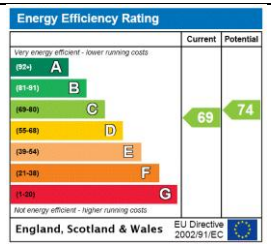
At a rent of £3500.00 per calendar month:

Holding deposit of 1 week's rent £807.00

Security deposit of 5 weeks rent £4038.00

ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	Council Tax Band F











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



= Reduced headroom below 1.5 m / 5'0

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







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Classification L2 - Business Data