



WOODBOROUGH, PEWSEY, SN9
£7000 per month*

Carter Jonas

WOODBOROUGH, PEWSEY, WILTSHIRE SN9

- Six Bedrooms
- Three Receptions
- Garden
- Swimming Pool
- Sauna
- Outbuildings

LOCATION

Woodborough's thriving community benefits from a church, garden centre and a variety of independent businesses including an organic restaurant, cafés and antiques and interior shops as with the very well-regarded primary school. In the neighbouring hamlet of Bottlesford, sits the Seven Stars public house/restaurant. The larger village of Pewsey is about 3 miles away and provides more extensive local facilities including an improved rail link to London (sub 1 hour). The market towns of Marlborough and Devizes are approximately 8 miles distance with Salisbury, Newbury, Swindon and Bath all readily commutable.

THE PROPERTY

This stunning furnished six bedroom home comprises of an entrance hallway, large kitchen diner which is flooded with natural light complete with Aga, an island, and a custom made seating area. A spacious reception room boasts a wood burner and beautiful solid wood flooring throughout, a second reception room is currently utilised as an office space. A third smaller reception works well as a playroom or gym. An extension to the ground floor facilitates a spacious utility room and a guest bedroom with en-suite. To the first floor are 5 further double bedrooms and two well-proportioned bathrooms. The principal bedroom has walk-in wardrobe and overlooks the beautiful surrounding countryside. Outside are stunning gardens to front and rear, a saltwater swimming pool, sauna, outbuildings, and kitchen garden. A 3.5-acre paddock/field adjoining the property may also be available to rent, subject to separate agreement and at an additional cost.

A rare opportunity to rent this stunning six bedroom house situated on the edge of the popular village of Woodborough.



Agent Notes: Gardener & Pool Maintenance available by separate negotiation.

Council Tax Band: F

The holding deposit for the property will be £1,615 and the deposit £8,076 subject to the rent being as advertised at £7,000 pcm.

Services: Oil, mains electric, and mains drainage

ADDITIONAL INFORMATION

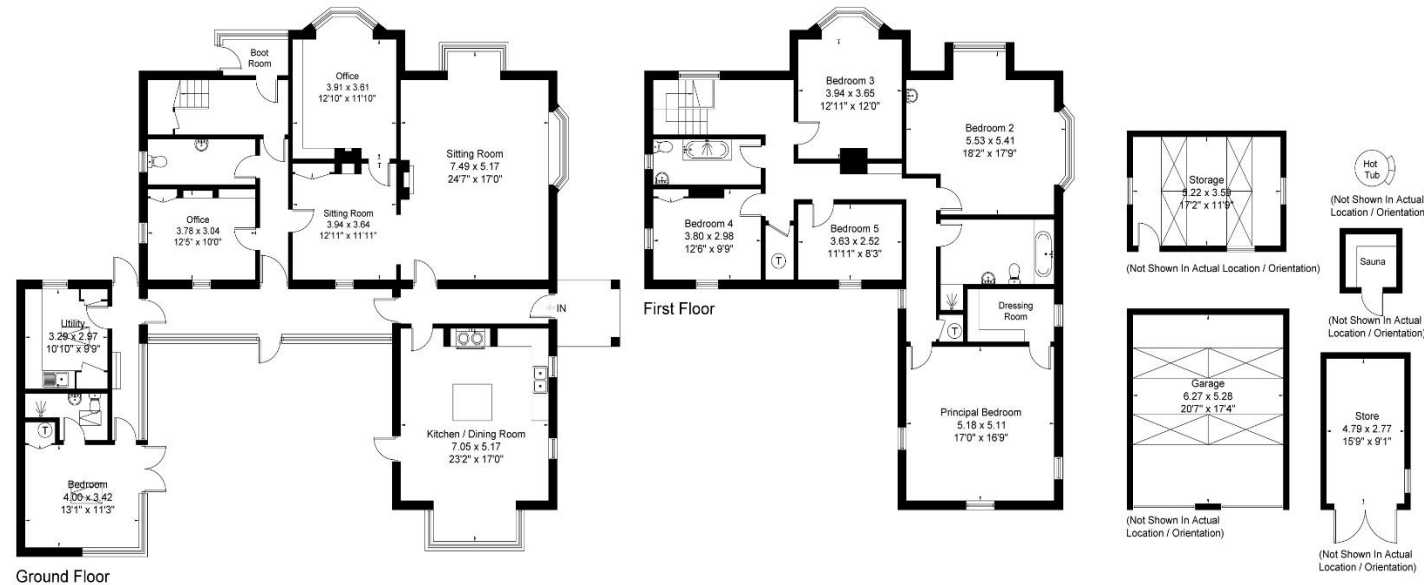
Viewing	Strictly by appointment
Local Authority	Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Woodborough, Pewsey, SN9
 Approximate Area = 3648 sq ft / 338.9 sq m
 Outbuildings = 734 sq ft / 68.2 sq m
 Total = 4382 sq ft / 407.1 sq m
 Including Limited Use Area (18 sq ft / 1.7 sq m)



Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 313372

T: 01672 519700

93-94 High Street, Marlborough, Wiltshire, SN8 1HD

E: marlborough@carterjonas.co.uk

carterjonas.co.uk
 Offices throughout the UK

A member of
onTheMarket.com
 Classification L2 - Business Data

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.