



LAMBOURN WOODLANDS, HUNGERFORD, RG17 7AF
£4,500 per month*

Carter Jonas

Six-bedroom period farmhouse in a private setting on the rolling Berkshire Downs, with a one-bedroom annexe.

Accessed via a private driveway, offering privacy and a peaceful setting.

Kitchen diner, sitting room, snug, office, and utility to the ground floor.

Six bedrooms and four bathrooms arranged over the first and second floors. Detached one bed annexe with large games room underneath, stables for storage and a two-car open garage.

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

Mains electric, oil heating, mains water and private drainage.

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

At a rent of £4,500.00 per calendar month: Holding deposit of 1 week's rent £1,038.00. Security deposit of 5 weeks rent £5,192.00.

- Council Tax Band = G
- Deposit Required = £5,192.00
- 6 BEDROOMS
- 4 BATHROOMS
- 5 RECEPTIONS
- BARN STORAGE
- MAINTAINED GARDENS
- EPC = E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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