



**WEAVERS LANE, INKPEN, RG17 9DJ**

£3,850 per month\*

**Carter Jonas**

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## Detached house with spectacular south facing views towards Combe, in a unique rural setting.

- 5 BEDROOMS
- 3 BATHROOMS
- 4 RECEPTIONS
- GARAGE
- GARDENS
- OIL CENTRAL HEATING

### THE PROPERTY

Just off the beaten track with no direct neighbours, in the most wonderful rural setting.

The house offers great flowing accommodation with all rooms benefitting from a view.

Entrance hall, cloakroom, study (with eaves storage), double aspect sitting room with open fire, dining/family room opening onto the fitted kitchen with central island, electric aga, cooker, hob, dishwasher, fridge/freezer and large larder.

Rear hallway/boot room leading to the utility room, sun room and ground floor guest suite/study with patio doors to the garden and ensuite shower.

The first floor offers a principal bedroom with ensuite bathroom (with shower and bath), 3 further double bedrooms and family bathroom.

The surrounding gardens offer amazing views and privacy, vegetable patch and shed storage. Plentiful parking to the front and single integral garage.

Inkpen is in an Area of Outstanding Natural Beauty and offers miles of footpaths and byways. There is a well-respected primary school and popular pub. There are local amenities available in Kintbury village (circa 2.5 miles) along with a train station offering direct access to London Paddington. More extensive amenities are available in Hungerford and Newbury.

Energy rating band E. Council Tax Band G (West Berks Government website for current cost)



Septic tank drainage (approx. £300 per annum for emptying), oil heating, mains water and electricity.

There is planning permission granted for a neighbouring property, construction due to start in 3 years.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website. **\*\*GIGACLEAR ULTRAFAST 300 IS AVAILABLE\*\***

At a rent of £3850 per calendar month: 1 week's holding deposit £888.00, 5 week's security deposit £4442.00

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## ADDITIONAL INFORMATION

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Viewing Strictly by appointment

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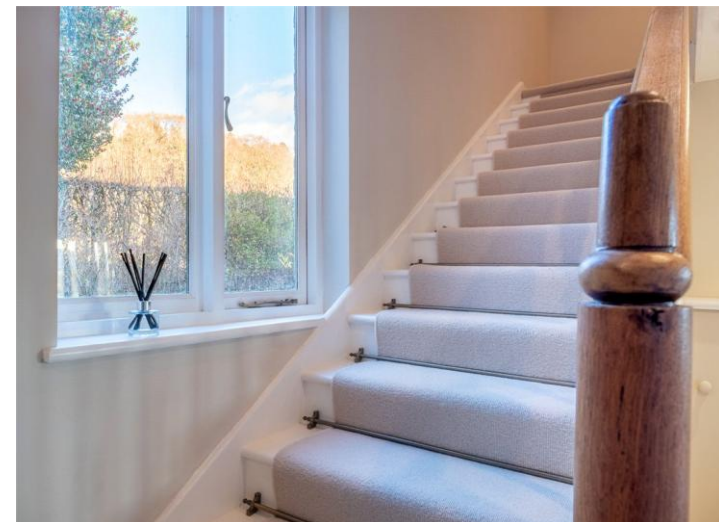
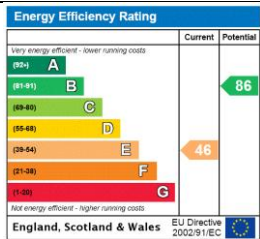
Local - Council Tax Band G

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Authority

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Approximate Gross Internal Area = 239.4 sq m / 2577 sq ft  
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. (ID711348)



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Classification L2 - Business Data

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