



NEWBURY ROAD, HEADLEY, RG19
£5,000 per month*

Carter Jonas

- Porch and entrance hall
- Impressive contemporary style kitchen with walk-in pantry and open plan to an impressive living room with a wall of bi-fold doors to the garden
- Sitting room with fireplace
- Dining room
- Cloakroom and Utility room
- Principal bedroom wing with large bedroom on the ground floor with ensuite bathroom and access to a gym and then a large dressing room/hobby room above
- On the first floor there are 4 double bedrooms one with ensuite shower room and the family bathroom
- Drive with electric gates
- Lovely open garden with terrace and summerhouse of approximately 1 acre
- Council Tax Band G
- Energy Rating D

THE PROPERTY

Springfield has been lovingly extended and refurbished by the present vendors and now it is a fantastic family home providing contemporary living but was still some original character. The house has an expensive automated system which means that the lights, heating and gates can be controlled via a mobile device such as a mobile phone.

The main feature of the house is the very large open kitchen/living room with an amazing marble floor and a wall of glass beyond which is the large terrace and garden. The ground floor offers a sitting room, dining room, cloakroom, and useful utility. A glass link joins the main house to a wing which offers the principal bedroom on the ground floor, with an amazing black marble floor and with a luxury en-suite bathroom room and stairs lead to the upper level where there is a very spacious dressing room/hobby room. Also, from the bedroom there is access to the adjoining gym. The first floor in the main house offers a guest bedroom with ensuite shower room, three further good sized bedrooms, all with built-in wardrobes, and a family bathroom.

The house is approached through double electric gates beyond which is a gravelled drive providing ample private parking. The garden, which extends approximately 1 acre, sweeps round the side of the property, with the majority of the land being to the rear where there is a vast expanse of lawn. Immediately behind the house is a large paved terrace, which is ideal for outside entertaining and dining and to one side of the house is a useful detached summer house.

A stunning, and contemporary individual detached family home of almost 4,000 ft.² of accommodation, with a lovely garden of approximately one acre, situated in an ideal location for easy access to local business centres, highly respected schools and central London.



Mains water, electricity and drainage, oil fired central heating, the property is fully automated so that the heating, lighting and electric gates can be controlled from a mobile device such as a phone.

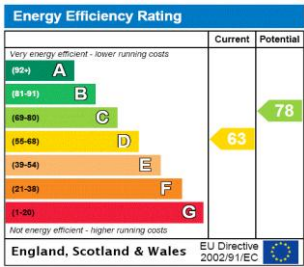
EPC Rating D. Council Tax Band G (Basingstoke and Deane Borough Council website for current cost)

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

At a rent of 5000.00 per calendar month: Holding deposit of 1 week's rent £1153.00. Security deposit of 5 weeks rent £5769.00

ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	- Council Tax Band G



Springfield, Newbury Road Headley, Thatcham, Hampshire
 Approximate Gross Internal Area
 Main House = 370 Sq M/3983 Sq Ft
 Outbuilding = 30 Sq M/323 Sq Ft
 Total = 400 Sq M/4306 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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