



HAMSTEAD MARSHALL, NEWBURY, RG20

£6,500 per month*

Carter Jonas

Substantial period Grade II listed residence with outbuildings, stabling and paddocks.

- 5 BEDROOMS
- 3 RECEPTIONS
- 3 BATHROOMS
- ORANGERY WITH KITCHEN
- STABLES & TACK ROOM
- 3.6 ACRES GRAZING

Offering generous five-bedroom accommodation, including three reception rooms, conservatory, kitchen, utility, boot room and cloakrooms.

The first floor includes a principal en-suite bedroom with terrace access with far reaching views, two further bedrooms one of which is en-suite and two additional en-suite bedrooms on the second floor.

Within the 5 acres of gardens and grounds there is a substantial orangery with kitchen and cloakroom (offering entertaining/office/gym space), a separate one-bedroom annexe, and four stables with tack room. The grazing extends to 3.46 acres and is serviced by a range further of outbuildings.

Located east of Kintbury which offers number of local facilities including local shops and various pubs. Newbury to the east and Hungerford to the west, offer a wide range of shops and facilities. Kintbury Station is 2.4 miles away which has regular trains to London Paddington (1 hour 15 minutes). By road the property has good links both locally via the A4 (1.5 miles) and more widely via junction 13 (or 14) of the M4.

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

Mains electric, oil central heating. Calor gas (for the cooker only). Private borehole water supply and septic tank drainage.

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

At a rent of £6500.00 per calendar month:

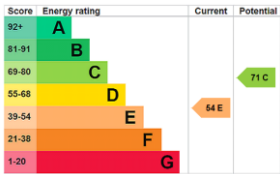
Holding deposit of 1 week's rent £1500.00

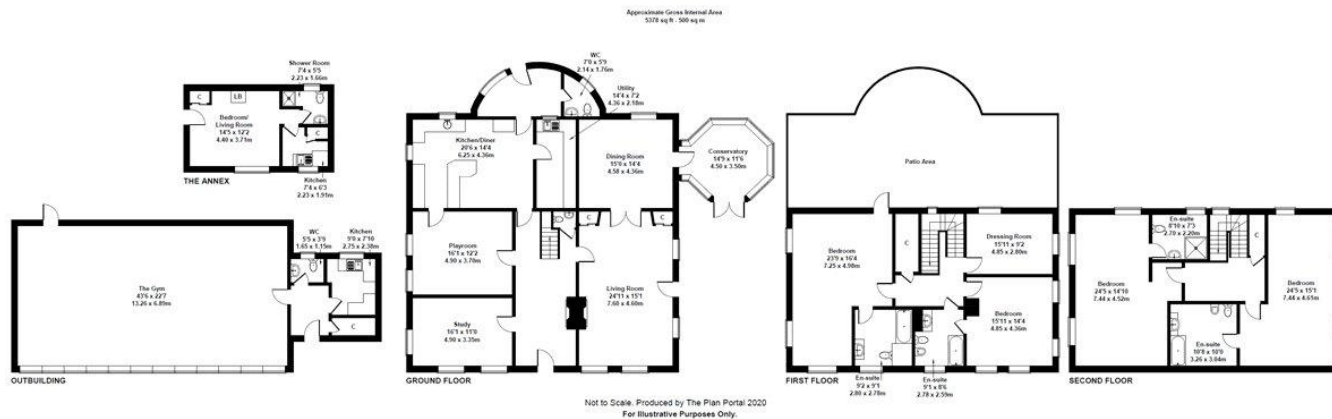
Security deposit of 5 weeks rent £7500.00



ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	- Council Tax Band H





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Classification L2 - Business Data

IMPORTANT INFORMATION

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