



HAMSTEAD MARSHALL, NEWBURY, RG20

£6,500 per month*

Carter Jonas

MOREWOOD HOUSE, HAMSTEAD MARSHALL, NEWBURY, RG20

AMENITIES

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

THE PROPERTY

Morewood House provides spacious and well-appointed five-bedroom accommodation, featuring three elegant reception rooms, a conservatory, kitchen, utility room, boot room and cloakroom facilities.

The first floor comprises a principal bedroom with en-suite bathroom and access to a private terrace enjoying far-reaching countryside views, together with two further bedrooms, one of which benefits from en-suite facilities. The second floor offers two additional generously proportioned en-suite bedrooms, providing flexible and comfortable accommodation for family living or guests.

OUTSIDE

Set within approximately 5 acres of well-maintained gardens and grounds, the property benefits from an impressive Orangery complete with kitchen and cloakroom facilities, offering exceptional versatility as an entertaining venue, gym or leisure space. Further outbuildings include a self-contained one-bedroom annexe and an attractive range of equestrian facilities comprising four stables and a tack room.

The adjoining paddocks extend to approximately 3.46 acres and are complemented by a further range of useful outbuildings, providing excellent support for the equestrian use.

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



LOCATION

Located to the east of the popular village of Kintbury, the property enjoys a convenient rural setting with access to a range of local amenities, including shops and public houses. The nearby market towns of Newbury and Hungerford provide a wider selection of shopping, leisure and educational facilities. Kintbury railway station, approximately 2.4 miles away, offers regular direct services to London Paddington in around 1 hour 15 minutes, while excellent road connections are available via the A4 (approximately 1.5 miles) and the M4 motorway at Junctions 13 and 14.

SERVICES & MATERIAL INFORMATION

- Council Tax: Band H (West Berkshire Council)
- Oil Fired Central Heating
- Gas Cooker
- Private Borehole Water Supply
- Septic Tank Drainage
- Gigaclear is installed at the Property

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

RENT £6,500.00 per calendar month

DEPOSITS

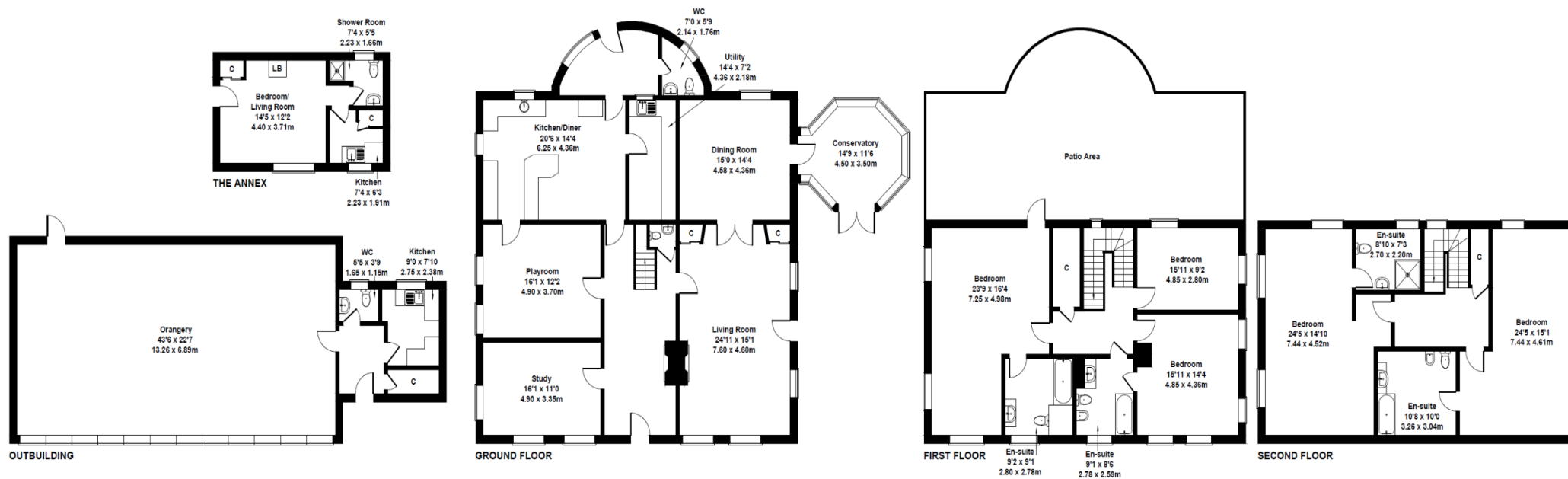
Holding deposit of 1 week's rent £1,500

Security deposit of 5 week's rent £7,500





Approximate Gross Internal Area
5378 sq ft - 500 sq m



Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.

VIEWING ARRANGEMENTS: By appointment with
the Newbury Lettings

T: 01635 263020

Newbury Lettings

51 Northbrook Street, Newbury, Berkshire, RG14 1DT

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A member of



IMPORTANT INFORMATION

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		