



**SUNNYHILL, PEWSEY, SN9**

£3,250 per month\*

**Carter Jonas**

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## **SUNNYHILL FARM, PEWSEY, WILTSHIRE**

**A charming five bedroom farm house situated in Oare, surrounded by outstanding country views.**

This lovely property is situated in the rural yet accessible village of Oare which is situated midway between Marlborough and Pewsey. The village has a thriving community and a primary school. The local town of Marlborough, only a 10 minute drive away, is a thriving market town with an extensive range of shopping facilities, a twice weekly market, various restaurants, pubs, and several coffee shops. The large village of Pewsey offers a wide range of amenities and a direct train line to London Paddington.

This UNFURNISHED house comprises of an entranceway, spacious main reception room with decorative fireplace, a separate kitchen with a free standing oven and hob. There are three further reception rooms, utility / boot room and rear access to the garden. Upstairs is a central landing, large principal bedroom with excellent built in storage and an en suite. There are four further bedrooms and two bathrooms.

Outside there is both a front and rear garden, mainly laid to lawn. The rent includes a regular gardener who will assist with ongoing maintenance. There is an outbuilding that can be used for some additional storage.

Council Tax Band: G (Wiltshire Council Website for current cost)

EPC: E

The landlord will be looking for a minimum 12 month tenancy, longer terms considered.

The holding deposit for the property will be £750 and the deposit £3750, subject to the rent being as advertised at £3250 pcm.

Internet & Mobile: Further information on availability and speeds can be found at

Ofcom website. Internet services available are FTTP or FTTC.

Utility Services: Private water, Septic tank drainage, oil central heating and mains electric.



## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority - Council Tax Band G

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Sunnyhill Farm, Sunnyhill Pewsey, SN9 5LA  
 Approximate Area = 3318 sq ft / 308.3 sq m  
 Cellar = 191 sq ft / 17.8 sq m  
 Outbuilding(s) = 422 sq ft / 39.2 sq m  
 Total = 3931 sq ft / 365.3 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #77905

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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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