



SUNNYHILL, PEWSEY, SN9
£3,250 per month*

Carter Jonas

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+) A		
(81-91) B		
(69-80) C		77
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

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

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