



THE THICKET, LECKHAMPSTEAD, RG20 8QW
£2,500 per month*

Carter Jonas

Detached bungalow in a private setting, with double garage/workshop or gym & games room/office above with stunning views. Offering stunning south and west facing views over farmland from the rear of the property, in a popular hamlet within easy reach of amenities.

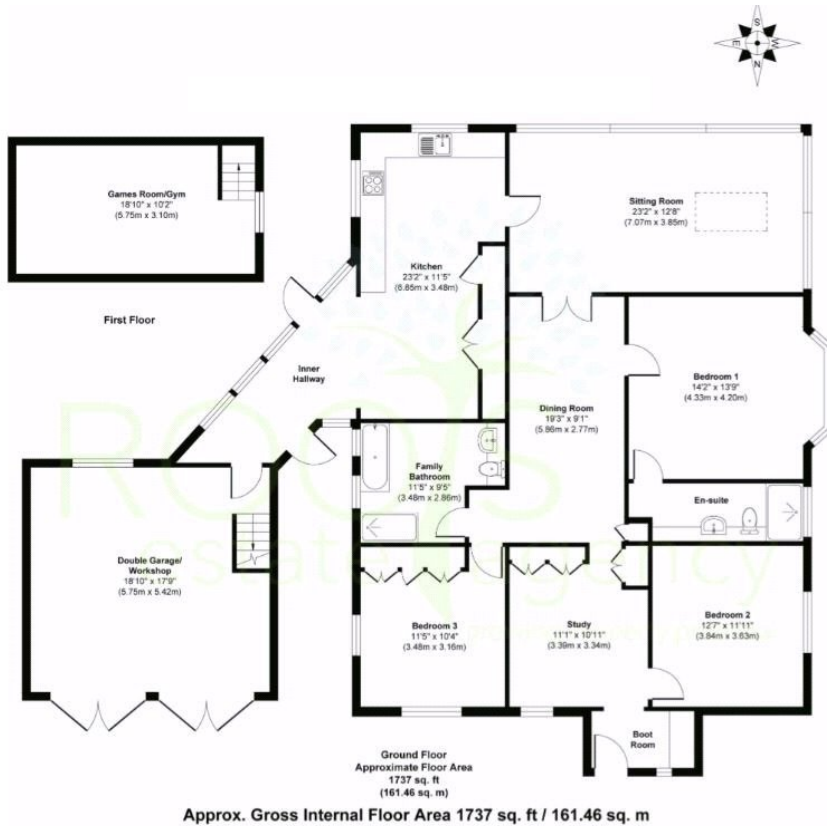
Thoughtfully extended over the years, the house offers flexible and spacious accommodation. Entrance hall/boot room leading to the study with inbuilt desk and storage, central dining room with wood burning stove, impressive sitting room to the rear with roof lantern and full height windows to 2 sides. This in turn leads to the good size fully equipped kitchen/breakfast room offering clever storage solutions and doors to the terrace/gardens. The fully glazed rear hall/passageway leads to the garage/workshop/gym with office/games room above. The principal bedroom offers inbuilt storage and an ensuite, with walk in shower. Two further doubles which are served by the family bathroom (with bath and walk in shower). Extensive south facing gardens which wrap around the property and includes driveway parking, a useful outbuilding, large greenhouse and outdoor kitchen with a covered area.

Available for an initial term of 12 months. Council tax band E (West Berks Government website for current cost) Energy rating band D. Mains electric, mains water, septic tank drainage, and oil heating. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website. At a rent of £2500 per calendar month: 1 week's holding deposit of £576.00, 5 weeks security deposit of £2884.00

- Council Tax Band = E
- Deposit Required = £2,884.00
- Long Let, Minimum term 12 months
- 3 BEDROOMS
- 2 BATHROOMS
- 3 RECEPTIONS
- GARAGE
- WORKSHOP
- OIL HEATING
- LARGE
- GARDENS
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Newbury Lettings 01635 263020
newbury@carterjonas.co.uk
51 Northbrook Street, Newbury, Berkshire, RG14 1DT



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE
Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.