



**THE GREEN, WEST WOODHAY, RG20 0BN**  
£2,250 per month\*

**Carter Jonas**



# WEST WOODHAY, NEWBURY, BERKSHIRE, RG20 0BN

High quality newly converted village hall in popular West Woodhay village.

- 2 BEDROOMS
- 2 BATHROOMS
- OPEN PLAN RECEPTION
- PARKING
- GARDEN
- OIL CENTRAL HEATING
- WOOD BURNING STOVE

Featuring an impressive open plan reception room with vaulted ceiling, original parquet flooring and retained character throughout.

The double doors from the porch lead into the hallway, with useful hooks/storage. The double aspect reception space offers a sitting area with wood burning stove, quality fitted kitchen with a range of units, inbuilt cooker, hob and dishwasher and breakfast bar. Utility room with good storage and a washing machine and drier.

The principal bedroom offers double aspect views, inbuilt storage and an ensuite bathroom (with shower over). The second bedroom, also double aspect, offers an ensuite with walk in shower.

The surrounding gardens are laid to lawn with a southwest facing patio to the rear. Large gravelled parking area for multiple cars with EV charging point.

Oil radiator central heating, septic tank drainage.

Available for an initial 12-month tenancy.

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

Mains electric, water supplied through the estate.

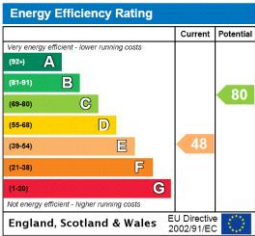
Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website. Giga clear is installed.

At a rent of £2250.00 per calendar month: Holding deposit of 1 week's rent £519.00 Security deposit of 5 weeks rent £2596.00.





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 TBC



## West Woodhay, Newbury, RG20

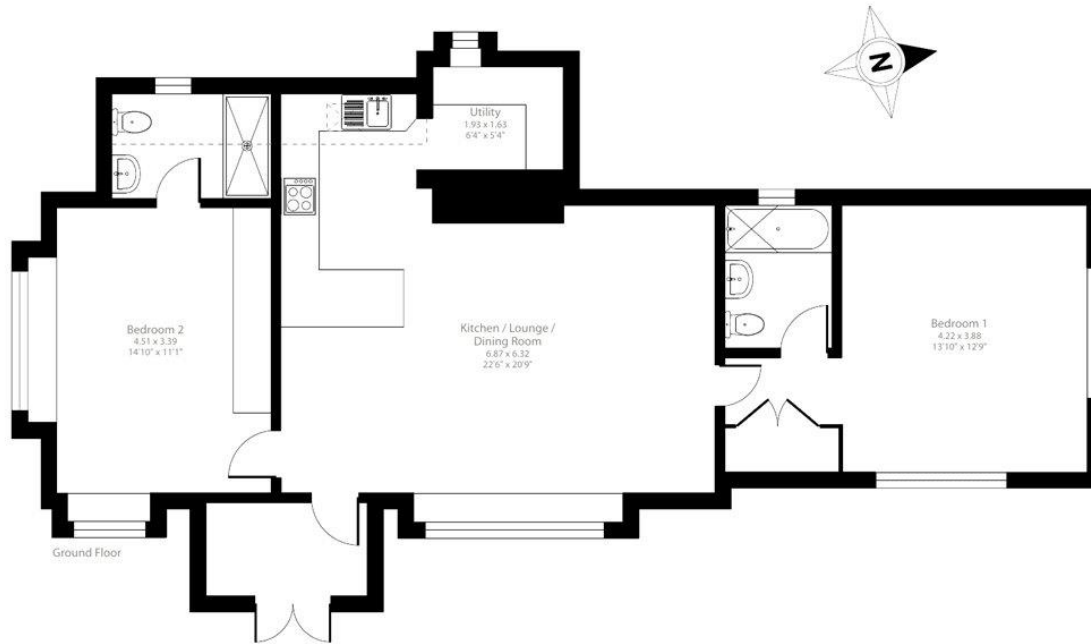
Approximate Area = 969 sq ft / 90 sq m

Limited Use Area (s) = 35 sq ft / 3.2 sq m

Total = 1004 sq ft / 93.2 sq m

For identification only - Not to scale

Denotes restricted  
head height



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1226757



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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