



**GOODINGS LANE, WOODLANDS ST. MARY, RG17 7BD**  
£3,000 per month\*

**Carter Jonas**



# WOODLANDS ST. MARY, HUNGERFORD, BERKSHIRE, RG17 7BD

- 4 BEDROOMS
- CHARACTER PROPERTY
- PERIOD FEATURES
- LARGE GARDEN
- Paddock & Barn INCLUDED

## THE PROPERTY

Spacious entrance hall leading to a stunning kitchen/dining room with large feature fireplace, door to the rear garden and quality fitted kitchen units, good size utility/boot room, cloakroom, 2 spacious reception rooms with wood burning stoves and views over the gardens.

On the first floor there are 2 double bedrooms served by the family bathroom (with shower), principal bedroom with ensuite shower and further double bedroom with ensuite shower.

Large barn storage, driveway parking and surrounding gardens (paddock to the side is included if required).

Surrounded by farmland, the house enjoys a good degree of privacy in the middle of a good size plot.

Situated within a short drive of local amenities and the road networks (M4) and mainline train access from Hungerford.

Available for an initial 12-month tenancy.

EPC Rating D. Council Tax Band F (West Berks Government website for current cost)

Mains electric and water. Septic tank drainage and oil central heating.

Beautiful, thatched period cottage in a convenient rural location with large barn and paddock.



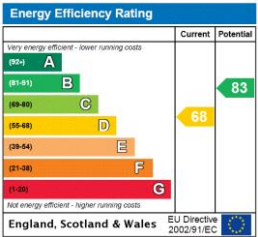


Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £3000.00 per calendar month: Holding deposit of 1 week's rent £692.00 Security deposit of 5 weeks rent £3461.00.

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 F





Approximate Gross Internal Area = 204.2 sq m / 2198 sq ft

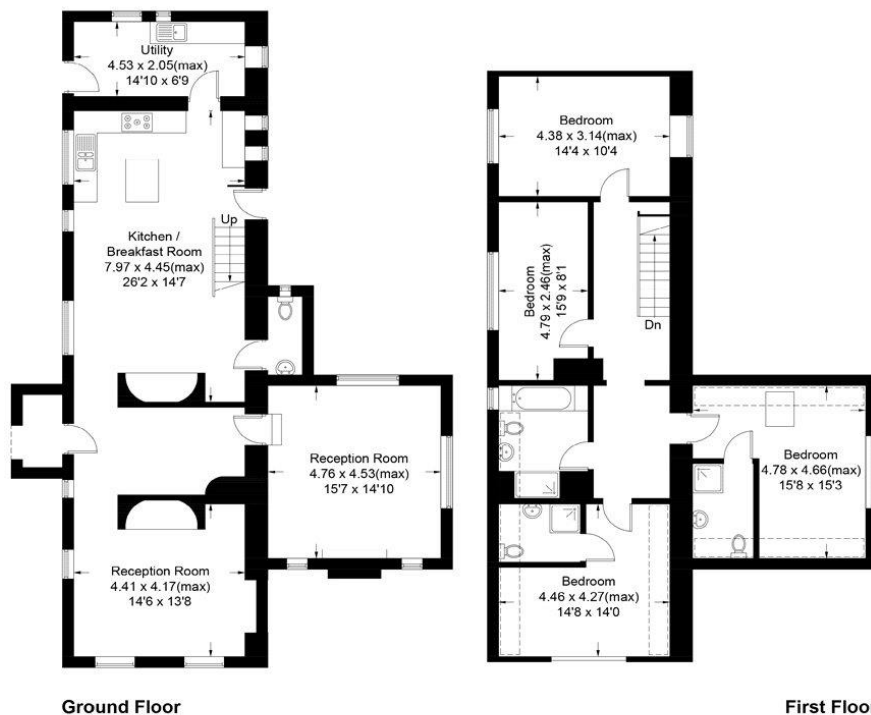


Illustration for identification purposes only, measurements are approximate, not to scale. (ID315466)

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