



**AVAILABLE TO RENT**



**"The Stallion Box"**

**Manor Farm Brightwalton Newbury Berkshire RG20 7BT**

*Newbury 8 miles Wantage 6 miles M4(J 13 & 14) 6.5 miles*

**An exquisite recent conversion of a stable block to form  
a spacious single storey house.**

**Stabling and turn out for up to four horses/ponies on a monthly basis per horse**

Large Sitting Room, Kitchen/Breakfast room,

Two Bedrooms, Bathroom, Garden

Car Parking Under Floor Central Heating

**EPC Rating C**

**Rent £1,550 pcm plus outgoings**

**Stables with turnout £150 pcm each**

## The Stallion Box Brightwalton Newbury Berkshire RG20 7BT

A former traditional stable block beautifully converted to form a spacious single storey dwelling with large living room kitchen bathroom and two good sized bedrooms. Enclosed sunny garden area at rear, ample parking. The house is to be let unfurnished but there are a comprehensive range of white goods built in to the kitchen units.

There is a good primary school in the village and the property lies within the catchment area for the prestigious Downs School in nearby Compton where places are much sought after.

There is a stable barn immediately in front with up to four internal loose boxes and feed and tack room areas available to rent with the house per horse to include outgoing, grazing and muck disposal. There is plenty of riding out all around the property on quiet roads, bridleways and also around the owners farm.



### The Lease

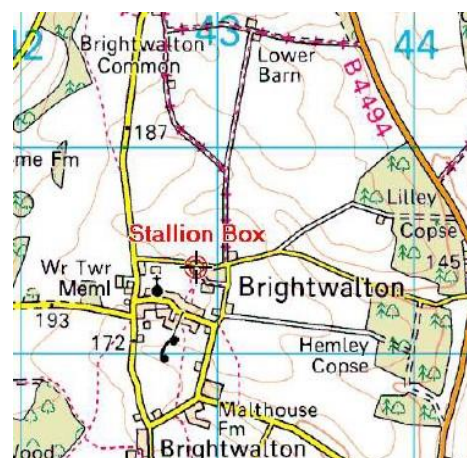
The property is available to rent on an Assured Shorthold Tenancy agreement for an initial term of 12 months but continuing thereafter on a monthly periodic basis. The rent for the house is £1,550 per calendar month and the outgoing, including water electricity under floor heating and Council Tax are payable in addition at cost.

From two to four stables and a corresponding amount of turnout are available at £150 per horse per month inclusive of water electricity rates and muck disposal.

A security deposit equivalent to 5 weeks of the net rent is required which will be held in the Deposit Protection Scheme until the end of the tenancy.

### Directions

There are a number of ways to approach the house but it is easily found on the northern edge of the village of Brightwalton off Long Lane as shown on the Location plan.



### PROPERTY MISDESCRIPTIONS ACT 1991

PILGRIM BOND gives notice to anyone reading these particulars that:- 1.The particulars do not form part of any contract. 2.The particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact. 3.The description provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact. 4. Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order or are connected. 5.All measurements are approximate.