



AVAILABLE TO RENT
STABLE COTTAGE, DELAMERE
Baydon Road, Lambourn, Hungerford, Berkshire RG17 8NT

*Hungerford 8 miles, Newbury 12 miles, Swindon 15 miles
Inter City stations Didcot and Swindon to London Paddington (c. 40 mins and 55 mins)*

A well presented 2/3 bedroom cottage situated on a small equestrian property in the popular village of Lambourn.

Stabling and turnout for up to 4 horses available if required.

Modern Kitchen, Living Room, Utility Room, Bathroom,
2 Double Bedrooms, Bedroom 3/Boxroom.
Parking and small garden. Gas fired central heating.

Rent £1250 per calendar month
Furnished or part furnished

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A well presented 2 bedroom cottage situated on a small equestrian property in the popular village of Lambourn.

The accommodation comprises, a modern kitchen, living room with, utility room, bathroom and two double bedrooms one with separate dressing room/boxroom. Outside there is parking and a small garden area.

The village of Lambourn provides a selection of shops and everyday services whilst the market towns of Hungerford and Newbury are 8 and 12 miles respectively. Communications are excellent with junction 14 of the M4 motorway less than 5 miles away and the A34 trunk road about 8 miles.



Lease

To be let furnished or unfurnished on an Assured Shorthold Tenancy for an initial period of 12 months at a rent of £1250 per calendar month. The tenant will be responsible for all outgoings.

A returnable security deposit equivalent to 5 weeks rent will be required from the tenant.

EPC – C

Stables

Up to 4 stables with ancillary storage and turn out are available at £150 pcm per box inclusive of outgoings in addition.



Services

Mains electricity, gas and water are connected to the property. There is mains gas central heating throughout.

Local Authority

West Berkshire District Council, Market Street, Newbury, Berkshire, RG14 5LD.
Telephone 01635 42400.
Council Tax Band C.

Directions

From junction 14 of the M4 motorway proceed north on the A338 towards Wantage for about ¼ of a mile and take the first left turn which is the B4000 towards Lambourn. After approximately 5 miles turn right to Lambourn, take the first left into Crowle Road and then left at the 'T' junction on to Baydon Road. Delamere is about 300 metres along on the left hand side and the property will be found on the far side of the court-yard.

PROPERTY MISDESCRIPTIONS ACT 1991

PILGRIM BOND give 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