



KEEPERS COTTAGE
CRAYS POND, READING, OXFORDSHIRE, RG8 7QG

Unfurnished, £2,400 pcm + £282 inc VAT tenancy paperwork fee and other charges apply.*

Available from 13/09/2016



A RECENTLY REFURBISHED ECO FRIENDLY DETACHED HOME IN SOUGHT AFTER LOCATION.

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RG8 7QG

£2,400 pcm Unfurnished

- 3 bedrooms • 3 reception rooms • 3 bathrooms •
- Gardens, garage & parking • Recently refurbished
- Eco friendly features
- EPC Rating = B
- Council Tax = C

Description

The property has been recently fully refurbished to include eco friendly features such as air source heating, solar panels and rainwater harvesting.

The porch and entrance hall lead to a recently fitted spacious kitchen with an adjacent utility room and a further boot/boiler room. The living room boasts a wood burning stove and has French doors leading to the garden. There is a second family room and a conservatory.

Upstairs are three double bedrooms, each with either a shower or bathroom en suite and some built in wardrobes.

Externally is a driveway and double garage and a garden with views over the surrounding fields.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



Keepers Cottage, Reading

Gross internal area (approx.)

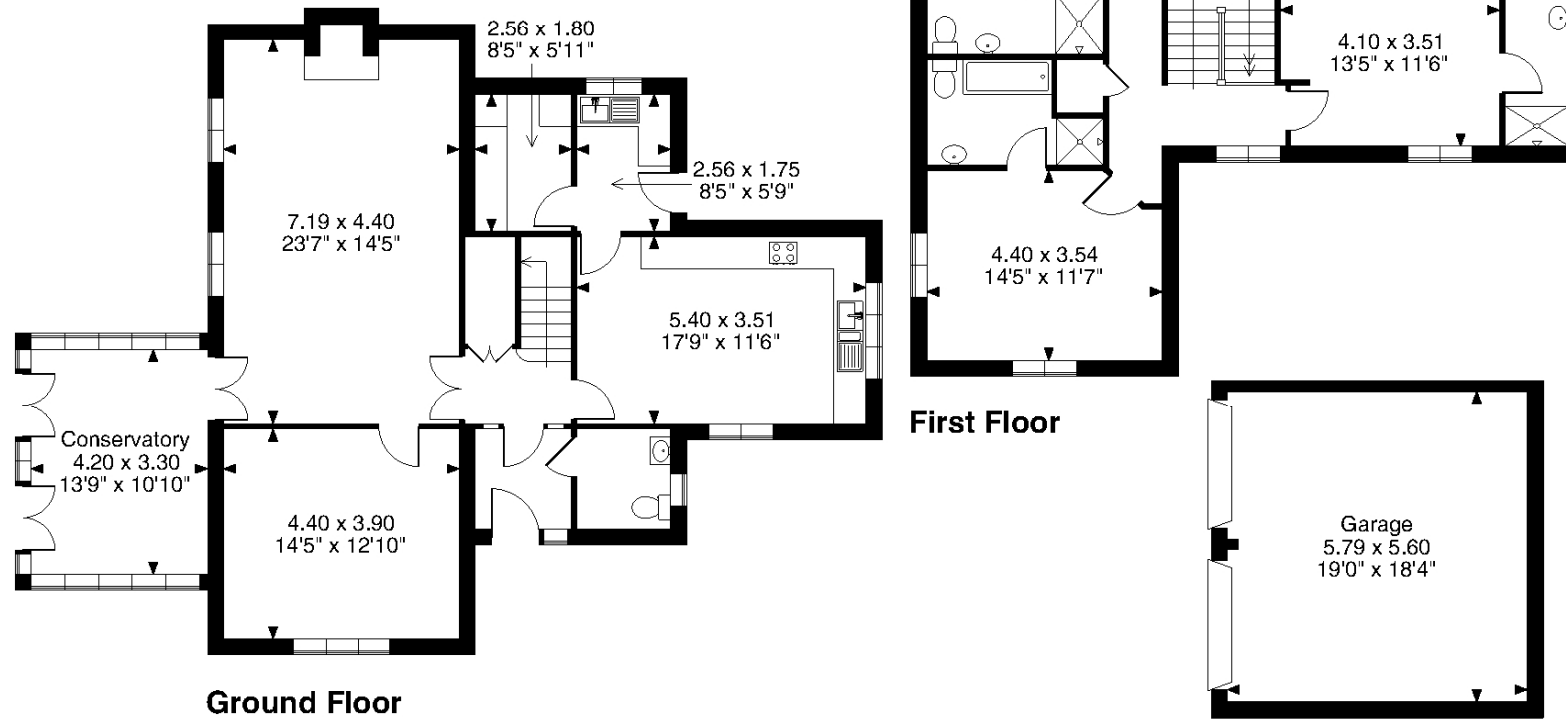
Total = 217 sq m (2170 sq ft)

Main House = 185 sq m (1993 sq ft)

Garage = 32 sq m (349 sq ft)

For identification purpose only. Not to scale.

© ehouse. Drawing ref. dig/8153825/SS



FLOORPLANS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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	



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £282 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20160524ARAE

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Henley Lettings

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