

# FOR RENT

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## 1 LOWER MANOR FARM COTTAGE

Ashmansworth, Newbury  
Berkshire  
RG20 9SS

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£1,250 per calendar month

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### THE PROPERTY

Lower Manor Farm Cottage is a spacious 3 bedroom property set in a peaceful rural surround with idyllic views over the open countryside and beyond. The property is conveniently located between the towns of Andover, Newbury and Basingstoke.

On entering the property, the hallway leads to a dining room/play room. The sitting room is to the rear of the property over looking the garden and with a wood burning fireplace. Following on from this is a fitted kitchen with cooker as well as separate utility room with plumbing for white goods and plenty of space for storage. Also downstairs is the newly fitted family bathroom with white suite and shower over the bath.

Upstairs, is a master bedroom with built in storage, feature fireplace and beautiful views of the countryside. The landing also leads to two further bedrooms, one double with feature fireplace, and one good sized single bedroom. The property also includes a large airing cupboard on the landing.

Outside, the property benefits from a mature garden with surrounding views of the fields and countryside. There is also a large storage area connected to the back of the house and off road parking.

### ADDITIONAL INFORMATION

EPC Rating: E- 46

Oil-fired central heating. Double glazed throughout

Local Authority: Basingstoke and Deane Borough Council

Council Tax Band: D

Monthly sewerage charge: £15.00

One well behaved pet may be considered. Rent may vary

### DIRECTIONS

From Newbury, take the A343 south towards Highclere. Continue through Highclere and then take a right at the Pub, following signs for Ashmansworth. Continue through Ashmansworth village. The cottage is located just as the road makes a sharp bend to the left, next to a barn.

### WINCHESTER

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