



**THE GREEN, BRIGHTWALTON, RG20 7BH**  
£4,200 per month\*

**Carter Jonas**



Entrance hall, cloakroom, utility room, sitting room with wood burning stove and French doors to the garden, snug/playroom with wood burner, second sitting room with full length windows overlooking the garden and fields beyond. Good size kitchen with Aga and appliances, opening onto the dining room, which in turns leads onto the covered terrace.

The first floor offers a beautiful principal bedroom suite with walk in wardrobe, modern bathroom with free standing bath, separate shower, and doors to a balcony with beautiful views. There are 4 further bedrooms, a family bathroom and shower room.

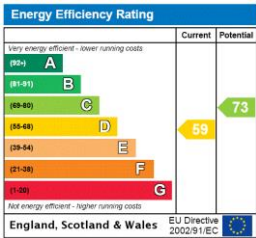
Outside there is a superb detached annexe which offers a first floor office (reached via an external staircase) and a separate ground floor office/annexe with wc and kitchenette.

Further detached building hosting the double car port (with EV charger). The gardens surround the house and offer a good degree of privacy with a large covered terrace, raised vegetable beds and further shed (with power). The gardens are maintained by the Landlords gardener.

Energy rating band D. Council tax band E (West Berks Government website for current cost) Mains electric and water. Oil central heating and Colar gas hob. Septic tank drainage. Available for a minimum term of 12 months.

At a rent of £4200.00 per calendar month: Holding deposit of 1 week's rent £969.00, Security deposit of 5 weeks rent £4846.00

- Council Tax Band = E
- Deposit Required = £4,846.00
- Long Let, Minimum term 12 months
- 5 BEDROOMS
- 3 BATHROOMS
- 4 RECEPTIONS
- 2 HOME OFFICES
- DOUBLE GARAGE
- DOUBLE CAR PORT
- EPC = D



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