



The Old Joinery Ayres Lane, Burghclere, Newbury, RG20 9HG  
01635 242040

l e t t i n g s

Stoney Lane

£2,000 Per month



61 Stoney Lane, Newbury, Berkshire, RG14  
2NG

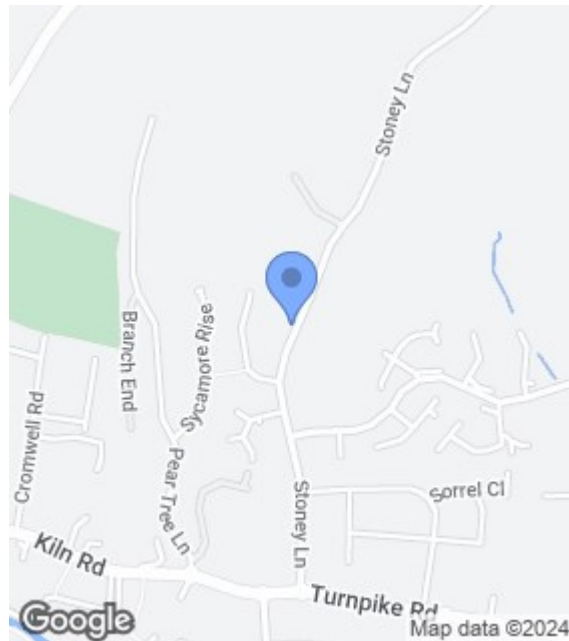


[vw@wblettingsltd.co.uk](mailto:vw@wblettingsltd.co.uk) | [cb@wblettingsltd.co.uk](mailto:cb@wblettingsltd.co.uk) | [www.wblettingsltd.co.uk](http://www.wblettingsltd.co.uk)

The Old Joinery Ayres Lane, Burghclere, Newbury, RG20 9HG  
01635 242040

61 Stoney Lane  
Newbury  
Berkshire  
RG14 2NG

**PET FRIENDLY.** A spacious family home situated to the North of Newbury. The property comprises entrance hall leading to the lounge with feature fireplace and then onto a large dining/family room with doors leading to the rear garden with lovely patio area. Off of the dining room is the kitchen with appliances. Stairs lead from the entrance hall up to 4 bedrooms - the smallest being used as an office. The other 3 bedrooms are doubles and have built in storage. The master bedroom has a four piece en-suite and there is a family shower room. To the front is off street parking and at the side a garage. Viewings highly recommended.



- Lounge
- Dining/Family Room
- Kitchen
- Garden
- Master Bedroom
- En-Suite to master
- Bedroom 2
- Bedroom 3
- Bedroom 4/office
- Family shower room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		73	84

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC