



www.martinpole.co.uk

**Martin & Pole**  
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents  
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

## Oak Tree Cottage, Rectory Farm, Finchampstead



Nestling amongst countryside. Unspoiled rural setting in Finchampstead Village. Approached over a long farm driveway. Private gardens of about 0.68 acres. Lots of lovely local walks. National Trust land nearby. Good access to M3/M4.

**6 bedrooms, 4 bathrooms/shower rooms, 2 cloakrooms, triple aspect principal reception room with log burner, dining room, study, kitchen/breakfast room/family room, utility room. Gas fired central heating including some underfloor heating. Detached barn style 2 ½ bay timber clad carport including cloakroom and home office/studio above. Formal gardens of patio with pergola, mainly lawn, well established borders and hedges.**

EER: E46

COUNCIL TAX: Wokingham Borough Council Band- G

DEPOSIT: £5,769.25

HOLDING DEPOSIT: £1,153.85

BROADBAND:

HIGHEST AVAILABLE DOWNLOAD: 15Mbps

HIGHEST AVAILABLE UPLOAD: 1Mbps

**Available From the end of August**

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or [lettings@martinpole.co.uk](mailto:lettings@martinpole.co.uk)



Price £5,000pcm Unfurnished Inclusive of Gardening Service

# Oak Tree Cottage, Rectory Farm, Finchampstead RG40 4JY

**ACCOMMODATION:** The accommodation briefly comprises:

**On the ground floor:**

**Cloakroom:** with wash basin and WC.

**Reception Room:** triple aspect, two sets of double doors to garden, aga log burner.

**Dining Room:** with slate, marble effect flagstones

**Study:** double aspect

**Kitchen/Breakfast/Family Room:** the kitchen area is fully fitted with integrated appliances including Bosch dishwasher and features a Classic Rangemaster 5 ring induction hob with two ovens and grill below, double doors to patio. Stovax log burner in the triple aspect family area. All with underfloor heating and flooring as described above.

**Utility Room:** with floor and wall mounted units, washing machine, tumble dryer, wall mounted Ideal gas fired boiler for central heating.

**Shower Room:** shower cubicle, wash basin and WC.

**On the First floor:**

**Principal Suite:**

**Bedroom:** double aspect and two ranges of wardrobes, window seat.

**Bathroom:** with separate bath and shower cubicle, wash basin and wc.

**Family Bathroom:** bath, WC, basin, shower

**Guest Suite:**

**Bedroom:** double aspect.

**Shower Room:** with shower cubicle, wash basin and WC.

**Bedroom 4:** double aspect, built in wardrobes.

**Bedroom 5:** double built in wardrobes.

**Bedroom 6:** built in wardrobe.

**Landing:** with airing cupboard and windows overlooking the rear garden.

**On the Second floor:**

**Bedroom 3:**

**Walk in storage**

**Landing**

**Gardens:** Extensive driveway and formal gardens at the front. The rear garden features a patio with low retaining walls and a pergola. Establishes hedges and mature borders enhance the setting.

**TENANTS PERMITTED PAYMENTS**

**Before the tenancy starts:-**

Holding Deposit: one week's rent, payable on the Landlord agreeing to the proposed letting and commencement date, subject to references. Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days). If the Tenant provides false or misleading information, fails a reference or right to rent check, or withdraws from renting the property the holding deposit will be retained by the Agent. If the landlord withdraws the deposit will be refunded.

**Tenancy Requirements:**

**Deposit:** equivalent to five weeks' rent for any contingencies arising out of the Tenancy in respect of dilapidations and any other outstanding charges. The deposit will be held by The Deposit Protection Service for the duration of the Tenancy. The Tenant is not entitled to any interest accrued on their deposit whilst it is held by the Deposit Protection Service.

First month's rent in advance. The rent to be paid by monthly standing order.

**During the Tenancy:**

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate where the rent has been outstanding for 14 days or more for each day the payment is outstanding (from the date set out in the tenancy agreement).

Payment of £50 for any changes to the terms of the tenancy agreement when requested by the Tenant and agreed by the Landlord.

Payment for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with the early termination of the tenancy if requested by the Tenant.

**During the Tenancy (payable to the provider) if permitted by the Tenancy Agreement and applicable:**

Utilities: gas, electricity, water;

Council Tax; Telephone and broadband; Installation of cable/ satellite; Television licence.

**Other permitted payments:**

Any other permitted payment, not included above, under the relevant legislation including contractual damages.

**Money Protection:**

Martin & Pole is a member of the Royal Institution of Chartered Surveyors, which includes a client money protection scheme and also a member of the Property Ombudsman redress scheme.

**IMPORTANT NOTICE:** We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Fo:36931

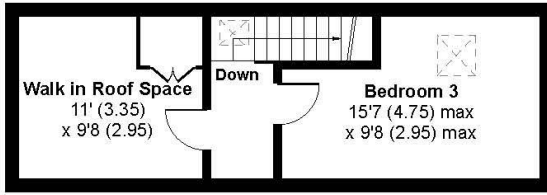
# Finchampstead, Wokingham, RG40

Approximate Area = 2474 sq ft / 229.8 sq m

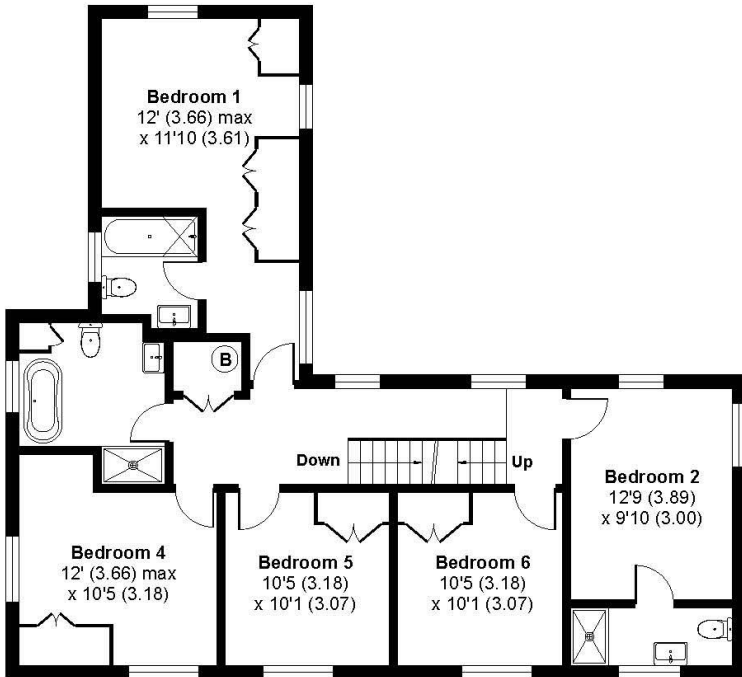
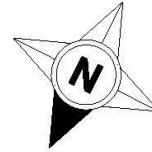
Garage = 383 sq ft / 35.6 sq m

Total = 2857 sq ft / 265.4 sq m

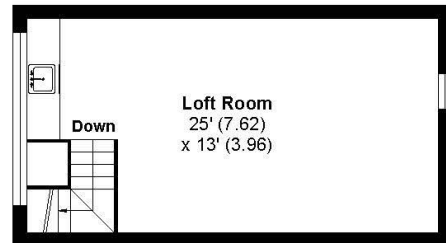
For identification only - Not to scale



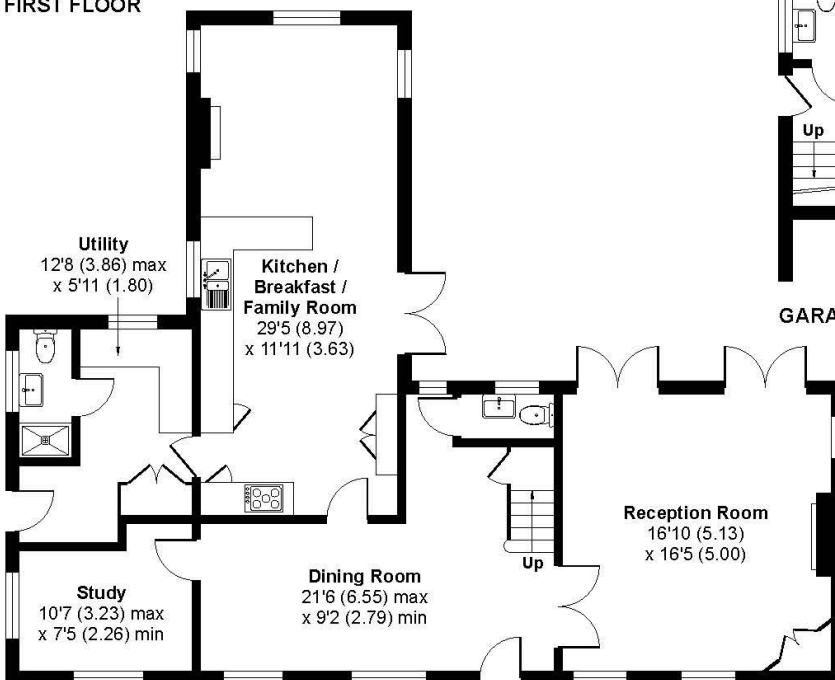
SECOND FLOOR



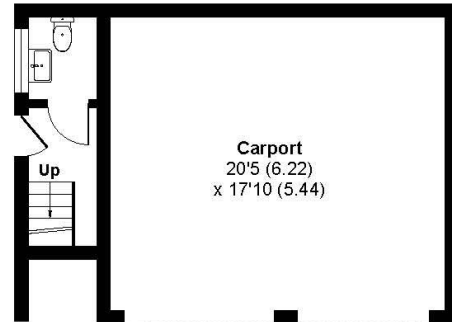
FIRST FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Martin & Pole Chartered Surveyors. REF: 1105744



Wallis House  
27 Broad Street  
Wokingham  
RG40 1AU  
T: 0118 978 0777  
w@martinpole.co.uk

The Auction House  
Milton Road  
Wokingham  
RG40 1DB  
T: 0118 979 0460  
a@martinpole.co.uk

Fine & Country  
Wallis House  
27 Broad Street  
Wokingham RG40 1AU  
T: 0118 989 4499  
wokingham@fineandcountry.com

Associated Office:  
16 The Parade  
Silverdale Road  
Earley Reading RG6 7NZ  
T: 0118 926 4422  
e@martinpole.co.uk

[www.martinpole.co.uk](http://www.martinpole.co.uk)



0118 978 0777