



# The Garden Cottage Templeton Road

Kintbury, Hungerford, RG17 9TH

£2,100 Per Month



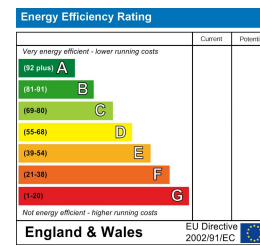
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Girard Lettings Office on 01635 551911 if you wish to arrange a viewing appointment for this property or require further information.



\*\*\* ALL UTILITY BILLS INCLUDED (INC WIFI) \*\*\*

This truly delightful, wisteria clad cottage with its own gated entrance and fantastic views across gardens and paddock is located in the grounds of a large country residence on the edge of Kintbury village which has a mainline station, pub and easy access to the M4/A34.

This immaculate, fully furnished property boasts a good sized kitchen with fitted white goods and dining table.

Lounge with wood burning stove and french doors to gravelled area overlooking gardens. Front door with inner porch leads to hallway with 2nd bedroom and family bathroom/utility room.

Upstairs there is a large dual aspect master bedroom with far reaching views, fitted storage and smart ensuite shower room.

Use of grounds to the front of the property are permitted including the tennis courts. Gate in corner of the grounds leads to countryside walks. Large parking area.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Gate House, 90 Bartholomew Street, Newbury, Berkshire, RG14 5DY  
Tel: 01635 551911 Email: mail@girardlettings.co.uk www.girardlettings.co.uk