



MODERN BARN CONVERSION IN GATED DEVELOPMENT

THE STABLES

GRAZELEY COURT, GRAZELEY GREEN ROAD, READING, RG7 1LG

Unfurnished, £2,950 pcm + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 20/11/2017



MODERN BARN CONVERSION IN GATED DEVELOPMENT

THE STABLES

GRAZELEY COURT, GRAZELEY GREEN

£2,950 pcm Unfurnished

• 4 bedrooms • 3 bath/shower rooms •
Kitchen/breakfast room • Family/dining room •
Gated development • Large garden • EPC Rating
= C • Council Tax = G

Description

Electric gates give access into the properties along a sweeping shared gravel drive, The Stables will be found on the left at the end.

The front door opens in to a spacious hallway with oak flooring which continues through the kitchen and into the utility and family/dining room. The kitchen itself features an excellent range of units with integrated appliances including fridge/freezer, dishwasher, microwave, induction hob/range cooker and boiling water tap. The units include granite worktops and an island breakfast bar. From the kitchen there is a stable door to the front of the house. The kitchen is open in to the adjoining family/dining room which features a wood burning stove, a vaulted ceiling and two sets of double doors on to the west facing gardens.

The ground floor also provides a spacious sitting room, again with doors to the gardens and a generous study/play room, a utility room, cloakroom and large under stair storage cupboard.

The first floor provides an excellent master bedroom with extensive fitted wardrobes and an en-suite shower room. There is also a 15' guest bedroom with further en-suite shower room and two further bedrooms, one with further fitted wardrobes and both served by a family bathroom.

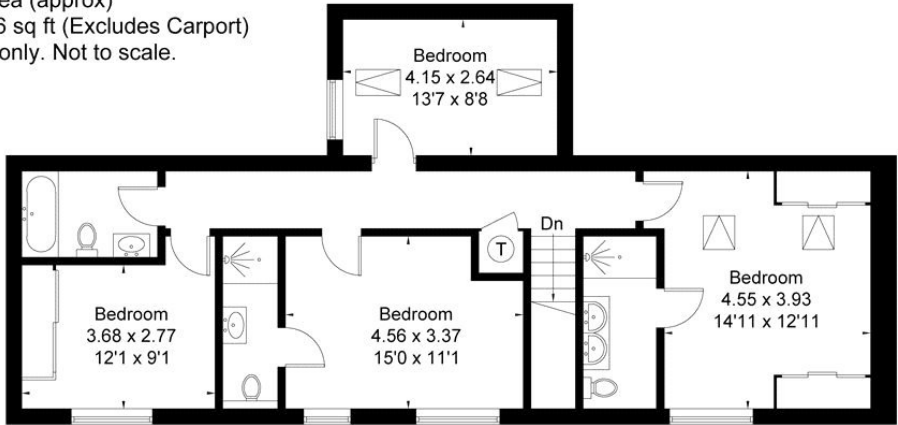
To the rear of the house the gardens are enclosed, mainly laid to lawn, with separate terraced areas. To the front of the property there is a further garden enclosed by post and rail fencing and a gravelled parking area. There is also an open barn style garage providing parking for a further two vehicles.

Viewing: Strictly by appointment with Savills.

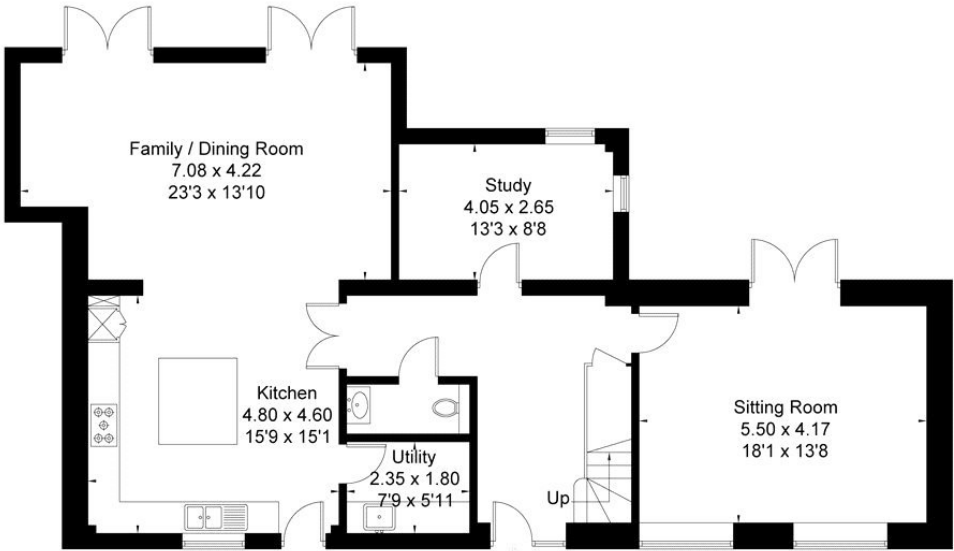


The Stables, Grazeley Court, Grazeley Green Road, Grazeley, Reading, RG7 1LG

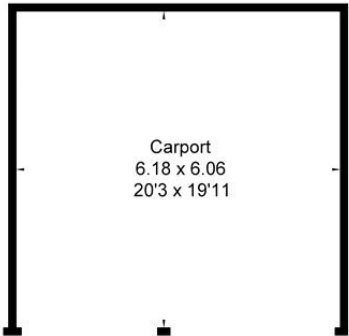
Gross Internal Area (approx)
197.5 sq m / 2126 sq ft (Excludes Carport)
For identification only. Not to scale.
© Floorplanz Ltd



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

FLOORPLANS

Gross internal area: 2126 sq ft, 197.5 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20171101ADOO**

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Henley Lettings

Thomas Hyde
thyde@savills.com

+44 (0) 1491 843 014

savills.co.uk