



## WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOME IN A RURAL SETTING

HUNSMANS COTTAGE

GORING LANE, GODDARDS GREEN, MORTIMER, READING, RG7 3BA

**Unfurnished, £3,500 pcm** + £285 inc VAT tenancy paperwork fee and other charges apply.\*

**Available Now**





# WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOME

## HUNTSMANS COTTAGE

GORING LANE, GODDARDS GREEN,

**£3,500 pcm Unfurnished**

• 4 Bedrooms • 3 Bathrooms • 3 Receptions  
• 4 bedrooms • 3 bathrooms • 3 receptions •  
Kitchen/breakfast room • Utility room • Gated  
entrance • Rural setting • EPC Rating = E •  
Council Tax = E

### Description

An extremely well presented 4 bedroom detached family home to rent in a rural setting, under 20 minutes from the centre of Reading.

Approached from the road through two sets of private gates and across a gravel drive. With parking for a number of cars in front of the house.

Accommodation is over floors and is in excess of 2400 sq ft (223 sqm). On the ground floor there is an entrance hall, 3 separate reception rooms, large eat-in kitchen, cloakroom and utility. On the first floor is an impressive master bedroom with en suite bath/shower room, second bedroom with en suite shower room, two further bedrooms and a family bathroom.

Externally are pleasant and well maintained gardens.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

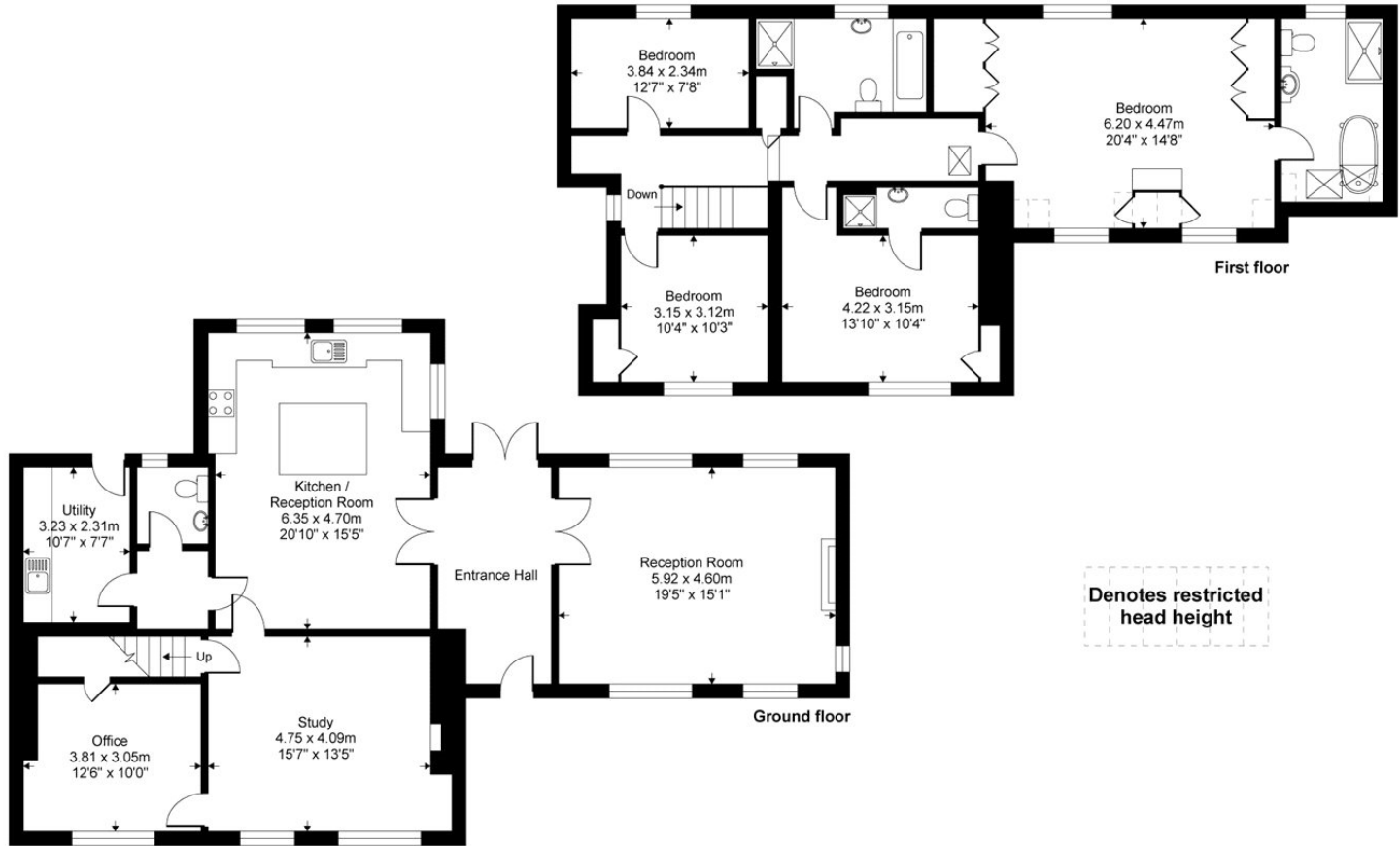
Strictly by appointment with Savills.



# Goring Lane, Goddards Green, Mortimer, Reading, RG7

Gross internal floor area (approx):  
223.7 sq m / 2408 sq ft (Excludes Restricted Head Height)

For Identification only - Not to scale  
Niche Communications



## FLOORPLANS

Gross internal area: 2408 sq ft, 223.7 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		





\*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 in fee – charged at the start 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](http://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.**

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