



EXTREMELY WELL PRESENTED 4 BEDROOM FAMILY HOME IN A RURAL SETTING

GORING LANE, GODDARDS GREEN
MORTIMER, READING, RG7

Unfurnished, £4,200 pcm + fees and other charges apply.*

Available Now



EXTREMELY WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOME

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

Situation

Offering a rural setting yet being within 20 minutes from central Reading. Local shops for day to day needs are close by at Burghfield Common or Mortimer. Mortimer train stations connects to Reading (from 12 minutes). Reading to London Paddington rail services take from 26 minutes. Travel by car is extremely convenient; M4 access at the J11 approximately 10 minutes, with the A33 connecting the area to the M3 and Basingstoke.

Reading 6.5 miles * M4 Junction 11 - 3.8 miles *
Mortimer Station 2 miles * The Willink School 1.6 miles
* Daneshill School 6.9 miles * Padworth College 4.2
miles * Bradfield College 7 miles Driving times and
distances are approximate.

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 a 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.

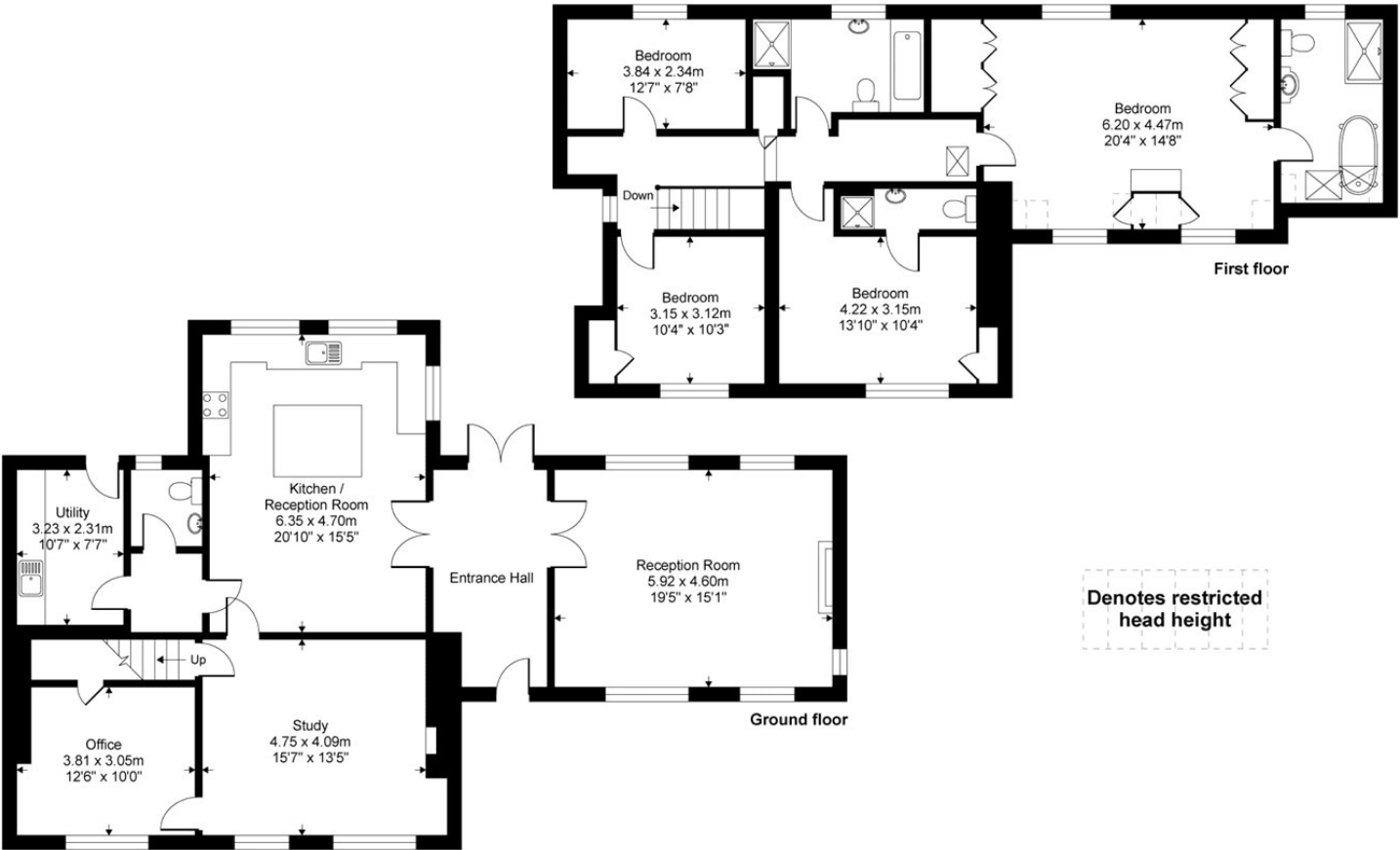
Energy Performance

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



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



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190604ANGC

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