



**A WELL PROPORTIONED AND PART THATCHED DETACHED PROPERTY WITH CHARACTER AND LARGE GARDEN.**

**PLOUGH COTTAGE**

**WEST END, WALTHAM ST. LAWRENCE, READING, RG10 0NR**

**Furnished, Unfurnished, £4,250 pcm** + £285 inc VAT tenancy paperwork fee and other charges apply.\*

**Available from 15/04/2019**





# A WELL PROPORTIONED AND PART THATCHED DETACHED PROPERTY

## PLOUGH COTTAGE

WEST END, WALTHAM ST. LAWRENCE,

£4,250 pcm **Furnished, Unfurnished**

- A magnificent vaulted reception room with thatched roof.
- Three further reception rooms for entertaining.
- Four good sized double bedrooms with four bathrooms.
- Wonderful countryside views through the property.
- A large and well maintained garden with lots of off street parking.
- EPC Rating = D • Council Tax = G

### Description

This wonderful property, full of character features two distinct sides. From the entrance hall the thatched roof side features a vaulted ceiling with wooden beams from circa 18th Century. This large room is currently set up as the dining room and features a small staircase leading up to a mezzanine level overlooking the room which could be utilised as an office.

The right side and main house features fantastic entertaining and living options with one reception room leading off from the very well maintained country style kitchen. To the rear of the property is the second reception room which leads into the vaulted ceiling garden room useable year round. The kitchen features integrated appliances as well as a separate utility room. A downstairs guest W.C / shower room completes the ground floor.

To the first floor are three good sized bedrooms which share two separate bathrooms and the master bedroom with its own ensuite shower room.

To the exterior is a large and well tendered garden which wraps around the property as well as a gravel driveway which can comfortably handle four cars.

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.





# Plough Lane, RG10

Approx. Total Internal Area 3274 Sq Ft - 304.16 Sq M

(Including Restricted Height Area)

Approx. Gross Internal Area 3068 Sq Ft - 285.03 Sq M

(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## FLOORPLANS

Gross internal area: 3274 sq ft, 304.16 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>		71
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(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. 20190313ADOO

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## Windsor Lettings

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