



Nelsons Lane, Hurst, Berkshire, RG10 0RR

£5,000 per month *Unfurnished*



Beautiful detached family house close to Hurst village centre in excellent condition throughout. The ground floor comprises main reception which double aspect with a DRU Maestro Eco wave LPG gas fire place, spacious kitchen/family room, with two large lantern roofs and bi-fold doors opening into the rear gardens. The kitchen is fitted with handmade and painted soft-close wall and base cabinets with Georgian style doors set on three sides around a large central island and breakfast bar, with an attractive oak mantle incorporating a Westin canopy extractor above a Falcon 5-zone induction top, range cooker. An inner lobby provides access to a study or potential guest room with a shower/cloakroom adjacent, utility room and further access to a large garage with electric door.

KEY FEATURES

- Detached family home
- Five/six bedrooms
- Four bathrooms
- Large driveway & garage
- Private rear garden & paddock
- Available 4th April
- Unfurnished

From the first floor galleried landing you have access to five generously proportioned bedrooms with lofty ceilings. The double aspect principal bedroom with bi-folding doors and Juliet balcony has views over the rear gardens and paddocks beyond. It also has an en-suite bathroom with separate shower and fitted wardrobes. A guest suite with front and rear aspect also benefits from an en-suite shower room and the family bathroom serves the remaining three double bedrooms.

Outside to the rear is a wide paved terrace leading on to a large lawn with post and rail fencing and a gate leading to a gravel driveway to the side of the house and to a five bar gate access the rear paddock, the total plot area is approximately 0.75 acres.



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MATERIAL INFO

Deposit: £5,769.23

Holding Deposit: £1153.84

Council Tax Band: G

EPC rating: B



Ground Floor



Floor 1



Approximate total area^m
 316.2 m²
 3404 ft²

Reduced headroom
 5.3 m²
 57 ft²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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