



## The Bungalow Furzewick Farm, Manor Road, Wantage

£1,550 PCM

- Idyllic rural location with direct outwalking onto the ridgeway
- Open plan hall/sitting/dining/kitchen with feature fireplace
- High quality bathroom with shower over the bath
- Oak flooring to the main reception area
- Stunning views in all directions
- Completely renovated to a very high standard
- Three double bedrooms
- Separate cloakroom
- Enclosed garden
- Parking for two cars





A smartly presented and previously renovated three bedroom single storey detached property situated in an idyllic rural location within a private estate at the very foot of the downs with far reaching countryside views.

The spacious, warm and inviting accommodation is finished to a high standard and includes three good sized double bedrooms, a luxuriously fitted bathroom with a shower over the bath and a separate cloakroom facility, triple aspect open plan light and airy hall/sitting/dining/kitchen with oak flooring, featuring a well fitted kitchen, feature fireplace and recessed lighting. A stunning rural location, with direct walking onto the downs and ridgeway trail; the landlords of the property live in the adjacent recently renovated farmhouse. Enclosed garden with private patio area adjoining fields.

A well behaved pet may be considered, the accommodation is most suited to a couple or professional person seeking the tranquillity of living in a rural location on a family owned estate with just two other properties.

Available early November 2021, furnished to a good standard. Oil fired central heating.

A non refundable holding fee of one weeks' rent £357.69 is required to reserve this property.



## DIRECTIONS

Leave Wantage market place via Newbury Street and at the set of traffic lights go straight over in the direction of Hungerford M4/A338, continue on the A338 (Manor Road) for approx 1 mile, passing the primary school and the park on the left, leaving the town and furthermore passing Manor Road Farm and Manor Farm opposite one another, continue up the hill where the private road to the farm can be found on the left as identified by our Douglas and Simmons TO LET board, continue on this unmade road for approx half a mile to Furzewick Farm where the property can be found on the left.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	79	Very environmentally friendly - lower CO <sub>2</sub> emissions (81-91) <b>A</b> (69-80) <b>B</b> (55-68) <b>C</b> (39-54) <b>D</b> (21-38) <b>E</b> (1-20) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

### Important Notice

Douglas and Simmons for themselves and for the Landlords of this property, whose agents they are, give notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons.
- No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
- All measurements are approximate

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