



BRANSBURY, BARTON STACEY, SO21

£2,400 per month*

Carter Jonas

BRANSBURY, BARTON STACEY, WINCHESTER, HAMPSHIRE, SO21 3QJ

- Large reception room
- Kitchen
- Double bedroom
- Shower room
- Mezzanine floor/study
- Swimming pool
- Pool shower

LOCATION

The property is close to the River Dever and has superb views of open countryside and lavender fields. You can walk (1.6 miles) to the village of Barton Stacey with pub, post office and church. The Georgian Market town of Stockbridge has a range of shops, (butcher, greengrocer, deli), boutiques and restaurants and is the home of the Test River and fishing.

THE PROPERTY

The heart of the property is a stunning living room with vaulted ceiling, log burner, wooden floors and bifold doors to the terrace and the garden beyond. There is a kitchen off it with electric oven, dishwasher and fridge and doors to the enclosed swimming pool behind. The main bedroom is off the living room with views over the gardens. There is a bathroom with a corner shower. The mezzanine floor is suitable for a variety of uses from study to occasional bedroom. The property can be offered furnished or unfurnished to suit the needs of individual tenants.

OUTSIDE

There is a heating swimming pool and a separate shower accessed from the pool side, a utility room and a freezer in the pool shed. The swimming pool is opened from April and closed in October with fortnightly maintenance/cleaning visits, the cost of which are included in the rent. There are large gardens and veg beds.

The tenants will be required to carry out some services for the main house, potentially gardening, dog walking etc to be discussed with individual tenants.

A spacious 1 bedroom property with a swimming pool in a superb rural location yet with good access to the A303, A34 and M3, railway stations and amenities in Winchester and Andover and the vilage of Barton Stacey with pub, local shop and post office is within 1.6 miles.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Utilities	Utilities (electricity and gas for the heating the pool) and gardening are included within the rent. The house benefits from an air source heat pump
Deposit	Holding deposit of one week's rent - £553 Security deposit equivalent to 5 weeks' rent = £2769.





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Classification L2 - Business Data

IMPORTANT INFORMATION

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