



WHERWELL, ANDOVER, SP11
£8,000 per month*

Carter Jonas

ABBEY OAK, WHERWELL, ANDOVER, HAMPSHIRE, SP11 7HY

- Sitting room
- Dining room
- Study/playroom
- Eat in kitchen
- Utility room
- 6 Bedrooms
- 3 Bathrooms
- Separate annexe
- Swimming pool
- Garage

THE PROPERTY

Light and spacious entrance hall with coat cupboard and doors to all principle rooms. The large dining room has wooden panelling, parquet floors and log burner and views over the garden and beyond. There is a separate dual aspect sitting room with built in shelving either side of the open fire and a study/playroom with built in bookshelves and French doors. The kitchen is newly fitted with underfloor heating and a range of units, built in fridge/freezer, two ovens, induction hob, drinks fridge, dishwasher, boiling water tap and sliding doors to the terrace and garden beyond. There is a separate utility room with washing machine and dryer and a cloakroom.

Upstairs the main bedroom has built in wardrobes and an ensuite bathroom with bath and separate shower. There is a further double bedroom with ensuite shower room, two large double bedrooms with built in cupboards and two smaller doubles and a family bathroom with bath and separate shower.

There is a charming one bedroom annexe with kitchen/breakfast room on the ground floor and bedroom/sitting room with stunning views on the top floor. There is a larger than average garage beneath.

The swimming pool is heated by an air source heat pump and has an electric safety cover and a pool house with shower room and kitchenette also suitable as a gym, home office, studio etc.

A spacious detached Arts and Crafts style family house with superb views over the village and beyond. Set in lovely gardens with swimming pool and a separate one bedroom annexe. Within 4.5 miles of Farleigh School and Andover railway station and a short drive of the A303.



OUTSIDE

The gardens are mainly laid to lawn, there is an orchard and wooded play area. There is a gardener included in the rent and a robot lawn mower. There is a path from the garden into the village and onto the Test Way.

There is parking for a number of cars and an EV charger.

DEPOSIT Holding deposit of 1 week's rent = £1,846

Deposit equivalent to 6 weeks' rent @ £8,000pcm = £11,076

ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months, 24 months preferred.

Viewing Strictly by appointment

Local Authority Test Valley Borough Council - Council Tax Band G

Services Mains water, electricity (subsidised by solar panels) and drainage
Oil central heating - main house. LPG gas – annexe FTTP, for mobile coverage check the Ofcom website.
The swimming pool costs are the responsibility of the Tenant



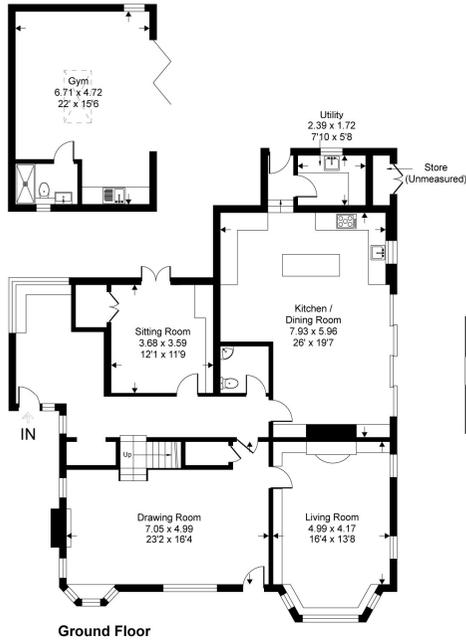
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(54-68)	D	67	
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Abbey Oak, SP11

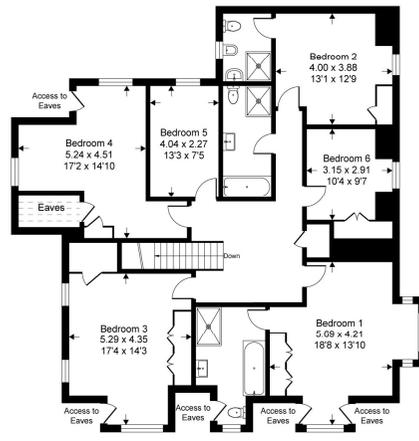
Approximate Gross Internal Area = 298.8 sq m / 3217 sq ft
 Approximate Garage Internal Area = 35.2 sq m / 379 sq ft
 Approximate Annexe Internal Area = 49.7 sq m / 534 sq ft
 Approximate Outbuilding Internal Area = 31.6 sq m / 341 sq ft
 Approximate Total Internal Area = 414.3 sq m / 4471 sq ft
 (excludes restricted head height & store)



= Reduced headroom



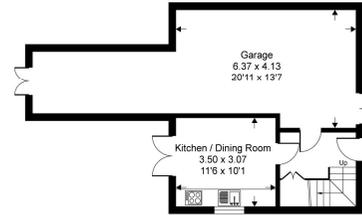
Ground Floor



First Floor



Annexe First Floor



Garage / Annexe Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
 Produced for Carter Jonas

T: 01962 876838

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

E: winchester-residentiallettings@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.