



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

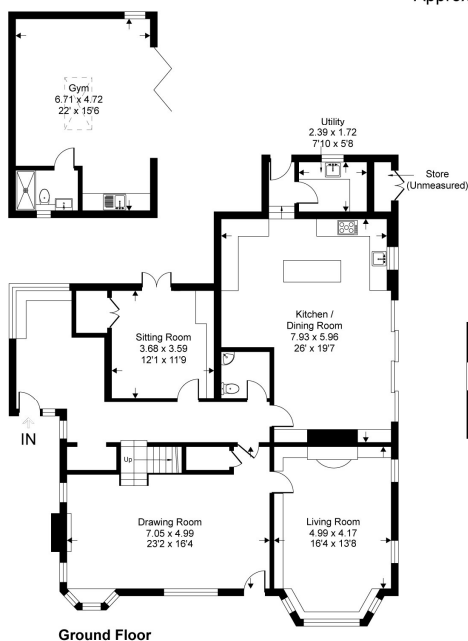


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

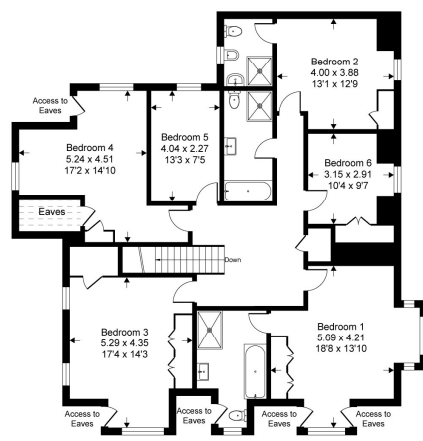
 = Reduced headroom

Abbey Oak, SP11

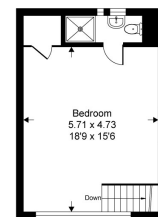
Approximate Gross Internal Area = 298.8 sq m / 3217 sq ft
 Approximate Garage Internal Area = 35.2 sq m / 379 sq ft
 Approximate Annexe Internal Area = 49.7 sq m / 534 sq ft
 Approximate Outbuilding Internal Area = 31.6 sq m / 341 sq ft
 Approximate Total Internal Area = 414.3 sq m / 4471 sq ft
 (excludes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



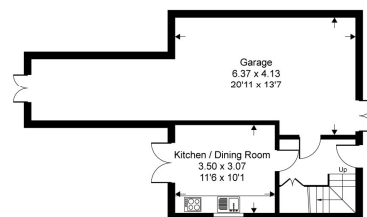
Ground Floor



First Floor



Annexe First Floor



Garage / Annexe Ground Floor



IMPORTANT INFORMATION

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