



LITTLE SOMBORNE,, STOCKBRIDGE SO20
£4,000 per month*

Carter Jonas

LITTLE SOMBORNE, STOCKBRIDGE SO20

This beautifully presented house in Little Somborne offers spacious and versatile accommodation in a sought-after location. Entering the property through the side door into a welcoming hallway leading to the kitchen/dining area which features a range of floor and wall units, an integrated dishwasher, AGA. and space for a fridge freezer, French doors open onto the garden and patio, perfect for outdoor entertaining. Utility room provides additional storage and space for a washing machine and tumble dryer. A cloakroom sits at the end of the hallway, adjacent to a flexible room that could serve as bedroom five or a study, complete with storage. Further ground floor accommodation includes a family room, dining room, sitting room all with fireplaces, and a family bathroom. An additional hallway leads to one of two staircases. On the first floor there are four double bedrooms, two with fitted wardrobes. A second family bathroom. and the second staircase provides convenient access to the ground floor.

For internet and mobile coverage, please check the Ofcom website.

Mains electricity, Oil heating and private water and septic tank

Council Tax Band: D (please refer to the Council website for current rates).

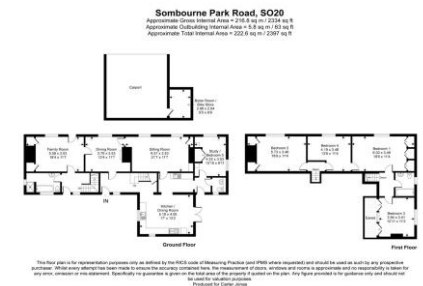
Rent: £4,000 pcm

Holding Deposit: 1 week's rent (£923)

Security Deposit: 5 weeks' rent (£4,615)

- Council Tax – D
- Minimum 12 months
- EPC - D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 89 B |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Winchester Lettings 01962 876838
 winchester-residentiallettings@carterjonas.co.uk
 9a Jewry Street, Winchester, Hampshire, SO23 8RZ



Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

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.