



CLANVILLE, ANDOVER, SP11
£3,000 per month*

Carter Jonas

CLANVILLE, ANDOVER, SP11

- Four bedrooms • Four reception rooms • Family bathroom
- Conservatory • Unfurnished • Garden • EPC Rating D

Nightingale Cottage is a period brick and flint property dating from the 1800s, capped with a traditional thatched roof. The property has been tastefully refurbished whilst retaining many period features. The current owners have carried out a programme of redecoration and modernisation, including a complete rethatching of the roof and replacement of doors and window. The ground floor includes three reception areas, one of which is a versatile family room with an adjoining W/C, offering potential for use as a fourth bedroom or independent living space. The kitchen/breakfast room sits at the rear of the house and links through to a garden room that opens onto the outside areas. The dining room and sitting room provide excellent living space, alongside an additional conservatory. The first floor provides a principal bedroom benefiting from a well-appointed ensuite with a bath and separate shower. A further two additional double bedrooms and a separate family bathroom.

Outside

The garden is positioned mainly to the side of the cottage and is arranged with lawn sections, established borders, and areas set aside for planting. Two defined beds create space for growing vegetables, and a terrace behind the house is accessed directly from the kitchen. Parking is available on a gravelled area beside the cottage for three large vehicles, and a paved route leads to the main entrance.

Additional Information

Council Tax: Band F - Test Valley(Please check Government website for current cost)

Services: Mains electric and water. Oil central heating and septic tank drainage.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £3,000.00 per calendar month:
Holding deposit of 1 week's rent £692.00
Security deposit of 5 weeks rent £3,461.00

Winchester Lettings 01962 876838

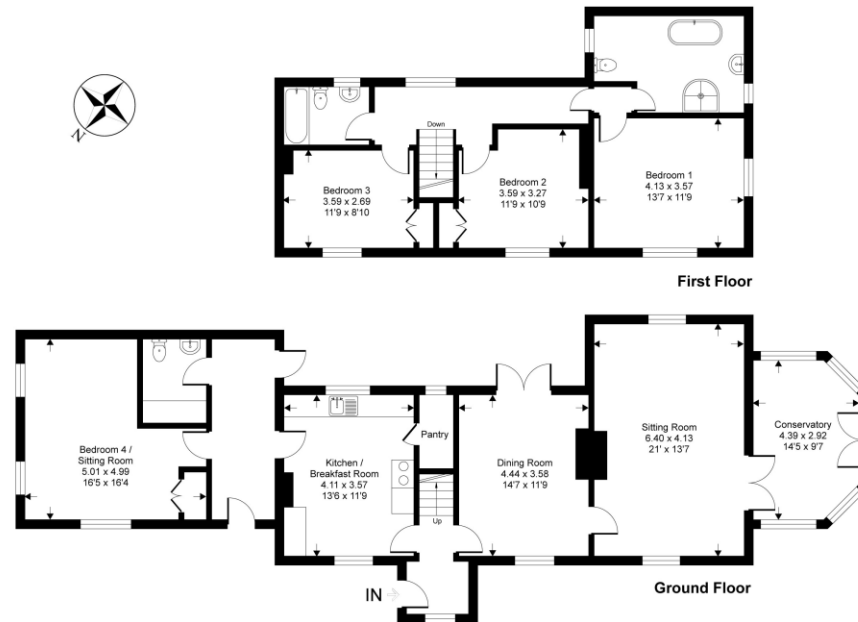
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9a Jewry Street, Winchester, Hampshire, SO23 8RZ



Nightingale Cottage, SP11

Approximate Gross Internal Area = 179 sq m / 1927 sq ft



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		

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Classification L2 - Business Data

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