



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

Carter Jonas

Nestled in picturesque Clanville, this beautifully presented four-bedroom period house has recently been comprehensively updated and modernised, and offers delightful gardens and sweeping countryside views.

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

The garden is positioned mainly to the side of the cottage. Parking is available on a gravelled area beside the cottage. Location

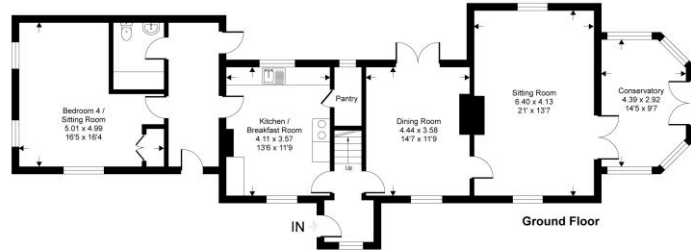
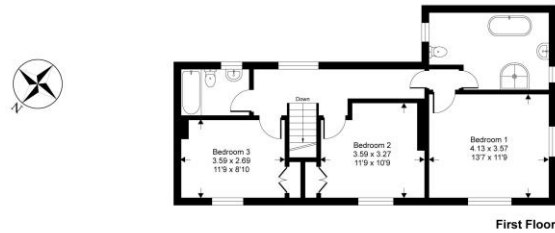
EPC Rating D. Council Tax Band F - Test Valley(Please check Government website for current cost). Mains electric and water. Oil central heating and septic tank drainage. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website. At a rent of £3,000.00 per calendar month: Holding deposit of 1 week's rent £692.00, Security deposit of 5 weeks rent £3,461.00

- Council Tax Band = F
- Deposit Required = £3,461.00
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- 3 BATHROOMS
- DRIVEWAY
- GARDENS
- EPC = D

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

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



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 Classification L2 - Business Data

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