



Abbots Ann, Nr Stockbridge / Andover / Winchester, Hampshire

£2,250 pcm, excl.

Beautifully Presented, Detached Cottage, Situated within the  
Popular Village of Abbots Ann





**Term:** 12 months with the possibility of renewal  
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

**Bedrooms – 3/4**

**Key Features:**

Fully Fitted Kitchen  
Open Plan Sitting / Dining Area with Gas Stove  
Double Bedroom with Dressing Room  
Study / Bedroom Four  
Family Bathroom  
Principal Bedroom with En Suite  
Further Double Bedroom  
Mezzanine Sitting Area with Uninterrupted Views over the Surrounding Countryside  
Integral Single Garage  
Private Garden

**Description:**

This deceptively spacious, detached cottage provides versatile living accommodation on two floors.

Downstairs there is a large open plan sitting/dining room with access to the garden and a modern, well-equipped kitchen along with a double bedroom with separate dressing room, a further study/bedroom and a family bathroom.

The principal bedroom with en suite shower room is located on the first floor along with a further double bedroom and mezzanine sitting area with glorious views over the surrounding countryside.

The property benefits from an integral single garage along with a private gravelled driveway.

Outside the mature, enclosed cottage garden wraps around the property with veranda and sun terrace to the rear.

**Situation:**

The village of Abbots Ann lies between Stockbridge and Andover. It offers a thriving community with village shop, church, two local pubs along with a nursery and primary school.

The area is surrounded by glorious countryside and is renowned for its outdoor pursuits including river walks and some of the finest chalk stream fishing on The River Test.

For commuters there is excellent access to the A34/A303 with links to the M3 plus train stations at Andover or Grately (3 miles), Winchester (13 miles) and Salisbury (17 miles). Stockbridge with its wealth of independent shops, cafes and restaurants is 5 miles away and there is easy access to the South Coast and New Forest.

Nearby schools include Farleigh, Godolphins in Salisbury, Cheam to the north and the Winchester schools.

**White Goods:** Range cooker with gas hob, slimline dishwasher, fridge, fridge/freezer and washing machine

**Heating:** Mains gas fired central heating

**Drainage:** Mains

**Water:** Mains

**Curtains / Blinds:** To principal rooms

**Broadband availability:** FTTP

**Mobile phone reception:** Check with your provider

**Pets:** Not suitable

**Gardening:** Tenant responsible, some seasonal gardening included

**Parking:** Driveway and garage

**AVAILABLE NOW**

**Local Authority:** Test Valley District Council (Band F)

**Viewing:**

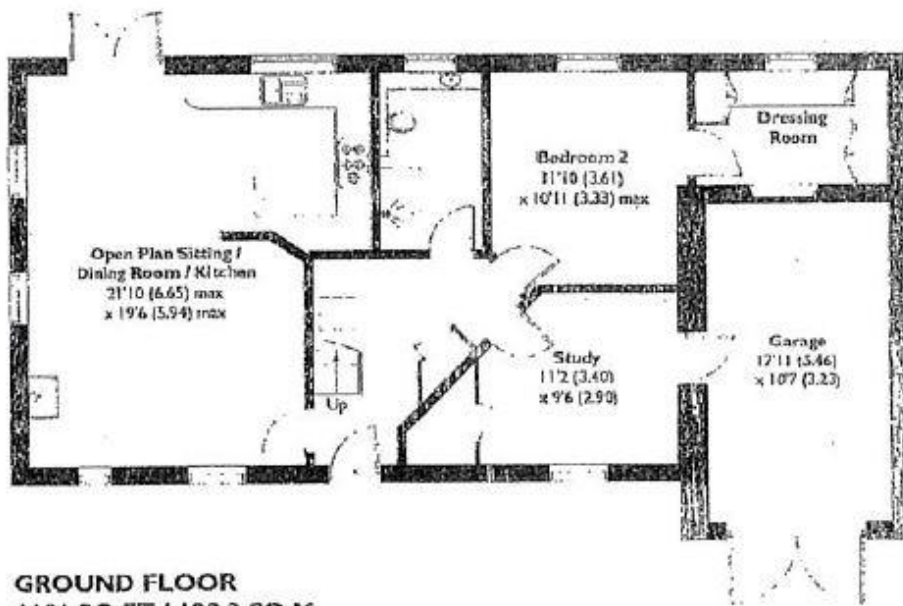
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

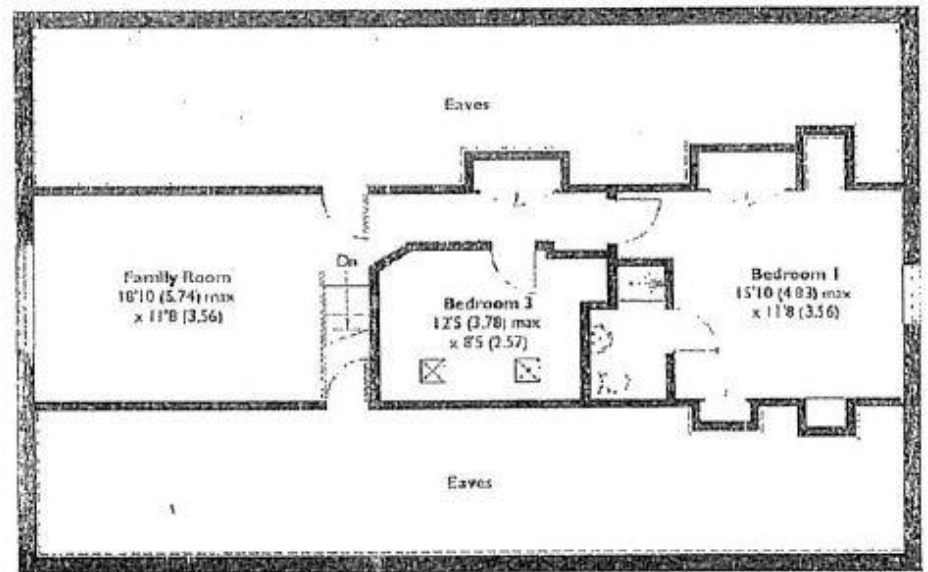
Email: [info@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)

Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**GROUND FLOOR**  
1101 SQ FT / 102.3 SQ M



**GROUND FLOOR**  
1428 SQ FT / 132.7 SQ M  
(INCLUDING EAVES)









## The Country House Company

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