



**LONGPARISH, SP11**  
£2,500 per month\*

**Carter Jonas**

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# LONGPARISH, ANDOVER, HAMPSHIRE, SP11

- 4 Bedrooms
- 3 Reception rooms
- 2 Bathrooms
- Eat in kitchen
- Utility room
- Garage
- Garden

## THE PROPERTY

Entrance hall with doors to all principal rooms. The sitting room is dual aspect with open fire and French windows to the rear garden, there is a separate dining room also overlooking the garden, an eat in contemporary kitchen with a good range of cream coloured eye and base level units, integral dishwasher, double oven and warming tray and fridge freezer. There is a study/snug, utility room, cloakroom and a single garage and work bench.

Upstairs there is a generous landing, a spacious main bedroom with built in wardrobes and an en suite bathroom with bath and separate shower, there are two further double bedrooms, a single bedroom with built in desk and cupboards over.

## OUTSIDE

The house set back from the road and is approached up a shared drive. There is parking for 3 - 4 cars in front of the house and a lawned area. There is an enclosed garden to the rear with a terrace immediately behind the house.

A well presented 4 bedroom detached house in this popular village with Primary School, 2 village pubs, local shop with Post Office within easy access of the A303 with good links to the A34 and M3 and railway station in Whitchurch and Andover.



## Energy Efficiency Rating

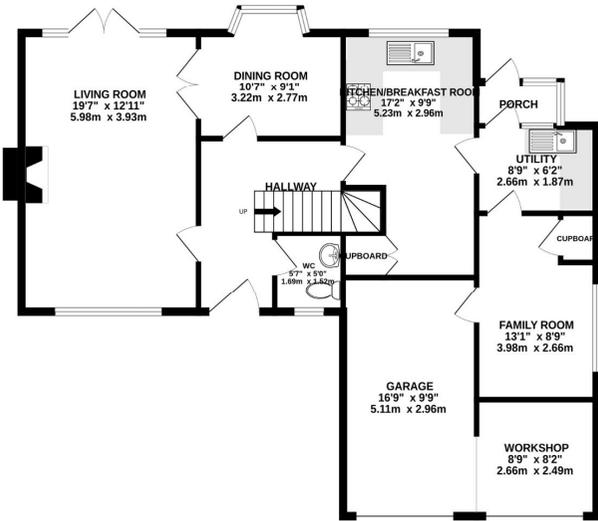
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## ADDITIONAL INFORMATION

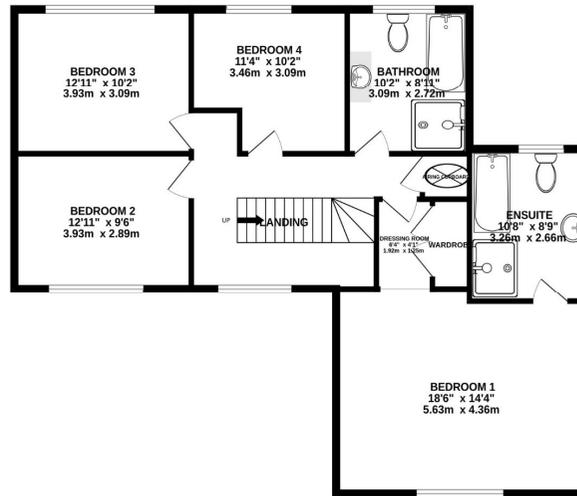
Offers	Available for a minimum term of 12 months and may consider a 6 month break clause
Viewing	Strictly by appointment
Local Authority	Council Tax Band G - Test Valley Borough Council website for current cost
Services	Mains electric and water. Oil heating. For internet and mobile services check the Ofcom website
Deposit	Holding deposit equivalent to 1 week's rent = £576. Deposit is 5 weeks rent @ £2,500 = £2,884 security deposit



GROUND FLOOR  
1050 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 2050 sq.ft. (190.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Classification L2 - Business Data

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