



**QUARLEY, ANDOVER, SP11**  
£2,400 per month\*

**Carter Jonas**



# QUARLEY, ANDOVER, SP11

- Dining room
- Sitting room
- Kitchen
- 3 Bedrooms
- Bathroom
- Cloakroom
- Gardens
- Parking

## THE PROPERTY

The property is approached via electric gates into a shared drive and then has its own five barred gate into the garden where there is parking for a number of cars.

Entrance porch gives access into the dining room with Karndean flooring and raised log burner. There is a freestanding American style fridge freezer and a laundry cupboard with washing machine and tumble drier and access into a well planned kitchen with electric oven, induction hob and dishwasher. The sitting room is carpeted and has a log burner. There is a downstairs loo.

Upstairs the main bedroom is dual aspect with super views over open countryside and has a range of built in cupboards. There are two further bedrooms and a contemporary bathroom with a shower and a bath (please note floorplan is incorrect).

## OUTSIDE

There are well maintained, enclosed gardens surrounding the house.

## SERVICES


Mains water and electricity. Oil central heating.  
Water and drainage £350pa.  
Internet included FTTP. For mobile coverage check the ofcom website.

Holding deposit = 1 week's rent = £553  
Security deposit equivalent to 5 weeks' @ £2400pcm = £2769

A charming and well presented 3 bedroom cottage in well maintained gardens in this popular village with easy access to railway stations and amenities in Grateley (2.3 miles) & Andover (6.4 miles), the A303, M3 and A34. The property is offered part furnished or unfurnished.





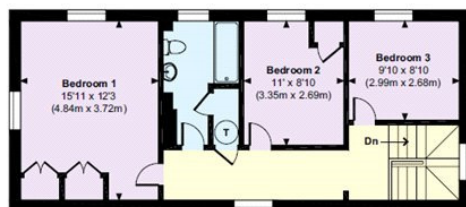
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	84
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	43
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Council Tax Band D check Test Valley Borough Council for current charges
Directions	On coming into Quarley from the A303 the property is the first house on the left hand side







First Floor



Ground Floor

Approximate Gross Internal Floor Area = 1204 Sq Ft / 111.90  
This plan is for guidance only and must not be relied upon as a statement of fact.



#### 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](http://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.

T: 01962 876838

9a Jewry Street, Winchester, Hampshire, SO23 8RZ  
E: [winchester-residentiallettings@carterjonas.co.uk](mailto:winchester-residentiallettings@carterjonas.co.uk)



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