1 GAMEKEEPERS COTTAGES

Tangley, Andover, Hampshire, SP11 0SQ

BCM Wilson Hill

1 Gamekeepers Cottages

Tangley, Andover, Hampshire, SP11 0SQ

£1,400 Per Calendar Month

A delightful two-bedroom cottage nestled in a tranquil rural setting, enjoying far-reaching views across the surrounding countryside. Offering the perfect balance of peaceful country living and everyday convenience, this charming home provides an idyllic retreat for those seeking a relaxed lifestyle in a picturesque location.

THE PROPERTY

A charming two-bedroom semi-detached cottage occupying a peaceful rural position, surrounded by open countryside whilst remaining within easy reach of Andover. Recently redecorated throughout, the property is presented in good order and offers comfortable, well-proportioned accommodation with generous reception space and extensive gardens.

The property is entered via a side entrance hall/utility room, a practical space fitted with a traditional butler's sink and shelving. Opposite is the kitchen, which benefits from a good range of floor-to-ceiling storage units providing ample cupboard space. The heart of the home is the bright and spacious main reception room, offering plenty of room for both sitting and dining areas. A wood-burning stove provides an attractive focal point, creating a warm and inviting atmosphere. From here, the front door opens directly onto the veranda and front garden.

On the first floor are two bedrooms and the family bathroom. The principal bedroom is a generous double room, while the second bedroom features a decorative former fireplace together with a built-in wardrobe, adding both character and practicality.

Outside, the cottage enjoys particularly generous gardens. The private front garden is laid mainly to lawn and extends away from the property, with a veranda and terrace providing the perfect setting for outdoor dining and entertaining. To the rear is a large parking area with space for several vehicles, a substantial outbuilding, and an additional area of lawn beyond the driveway.

ADDITIONAL INFORMATION

Services

Oil fired central heating
Private water supply - invoice from Landlord
Private drainage - tenant responsibility to empty
Mains electricity

Fiber available (according to Openreach)
Variable phone coverage (Ofcom)

Deposit

Holding deposit - £323
Security deposit - £1,615

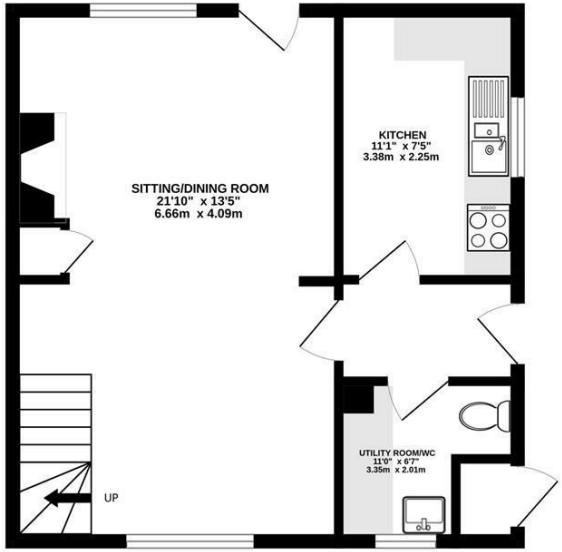
EPC

D 60

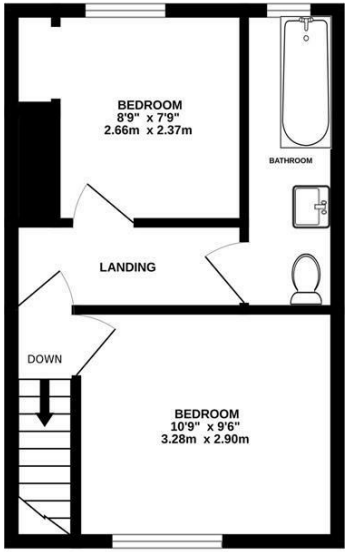
Local Authority

Test Valley Borough Council, band D

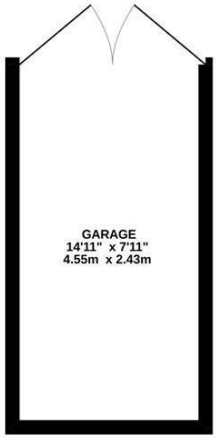
GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



OUTBUILDING
119 sq.ft. (11.0 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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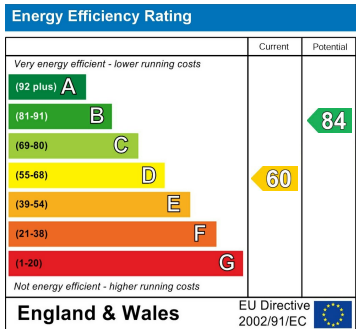

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

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