





Carinya Farm Cattle Lane, Abbots Ann Andover, Hampshire, SP11 7DR

- Detached bungalow surrounded by farmland
- The whole amounts to 12 acres
- Three Bedrooms
- Four living areas
- Three outbuildings amounting to 2838 sqft
- Offers great potential for development (STPP)
- Enjoys views onto the garden and beyond

The Property

Location -

Situated in Abbots Ann which is an attractive and popular village about 3 miles from Andover. The village has a good range of local amenities including a shop/post office, two pubs, a church and a village hall. It is a thriving village with a population of approximately 1300 people within the Parish.

It is conveniently situated for access to the local road network and to Andover where there is a comprehensive range of facilities including a railway station with trains direct to London Waterloo in 1 hr & 10 minutes as well as trains Westbound.

Abbot Ann has a good primary school and there is a wide selection of secondary schools in Andover, Salisbury and Winchester. The reputable prep school Farleigh is about 2 miles away.

Property -

Situated on the outskirts of Abbots Ann, a popular Test Valley village, Carinya Farm was originally a dairy farm producing jersey milk and butter from its own farm shop. Built from brick elevations under a tiled roof the bungalow provides spacious accommodation throughout. Scope for renovation and an extension (STPP) would allow any new owner to enhance the property.

Its appealing position enjoys views onto the garden and beyond and provides ample land for another small holding or further development (STPP). Various outbuildings used for farming provide storage and future potential.

Location

Accommodation -

Ground floor - Kitchen, Dining room, Family room, Sitting room, Conservatory, Utility room, Main bedroom with en-suite, Two further bedrooms, Family bathroom

Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

Rent: £1,200,000

A small estate with a detached bungalow surrounded by farm land with a range of outbuildings. The whole amounts to 12 acres. Offering great potential for developing the farm and/ or for developing the property (STTP).

Size: X,XXX sq ft

Council Tax: Test Valley, Band E



Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

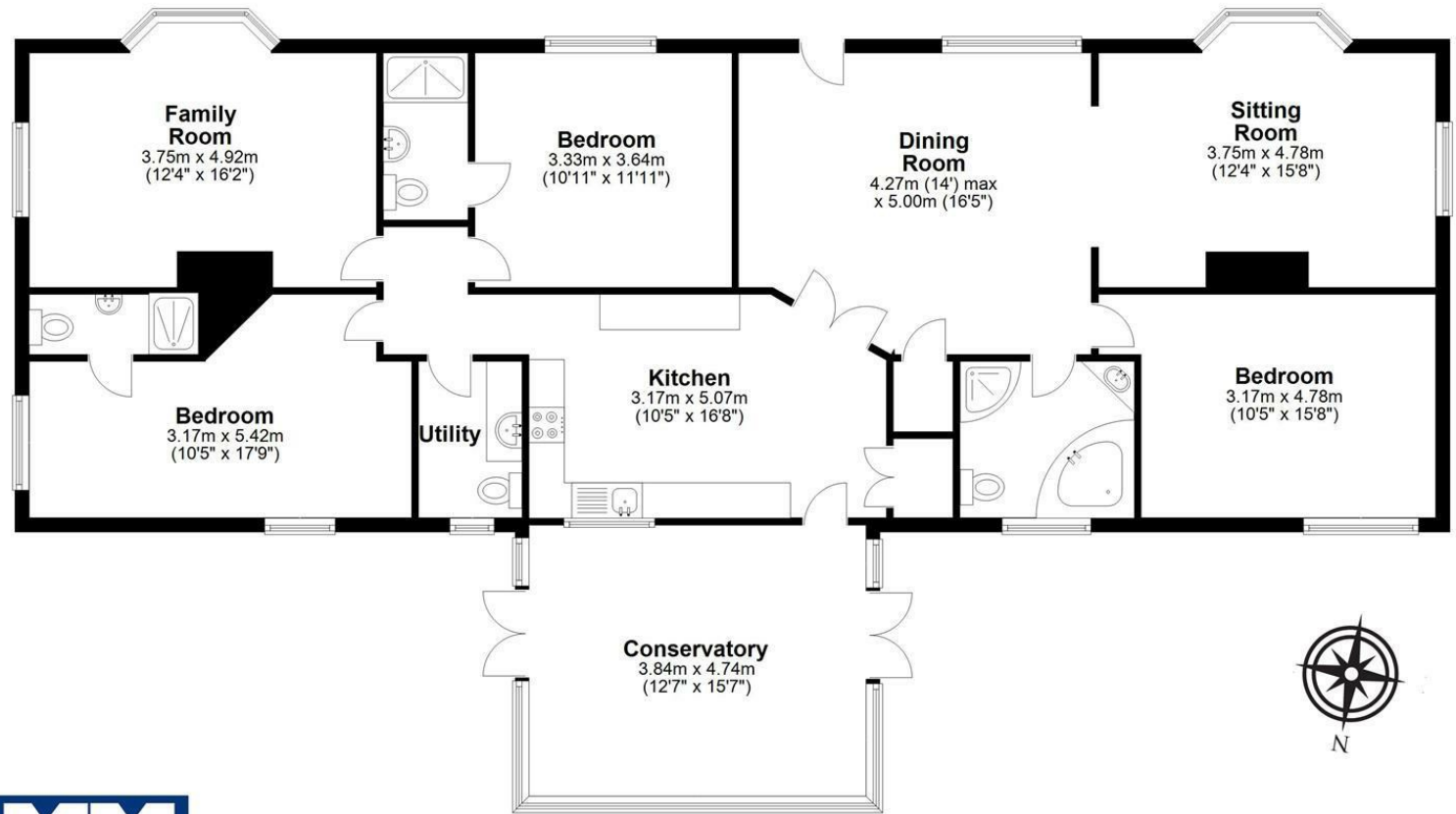
Services: Mains gas, electricity, water and telephone.

Other Fees: See Website.





Ground Floor



Total area: approx. 150.7 sq. metres (1621.9 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E		29	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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