



, Kimpton

Myddelton&Major



Rent: £825,000

A delightful Grade II Listed semi detached village house with flexible accommodation including five bedrooms and enjoying a quiet position in Kimpton.

Size: X,XXX sq ft

Council Tax: , Band



5



3



2



XX

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.

Yew Tree Cottage , Kimpton Andover, , SP11 8NU

- Charming Character Property
- Five Bedrooms
- Drawing Room with Inglenook
- Drive with ample Parking
- Grade II Listed
- Village Location
- Stylish Kitchen/Breakfast Room
- Family Rooms & Dining Room
- Large Garden

The Property

Location -

Yew Tree Cottage is situated in the heart of Kimpton, a delightful village which includes a Church of St Peter & St Paul, The Welcome Stranger village pub along with a park and Village Hall and Primary School. Just 6 miles away is Tidworth which benefits from two supermarkets and independent shops and Andover is only 5.4 miles with extensive shopping and leisure amenities as well.

The Amport C of E Primary School which is particularly popular is about a 10 minute drive away and the renowned Farleigh along with other Public schools can be reached easily. The reputable public schools in Winchester and Salisbury can be reached by bus or train.

The property is close to the A303, providing strong travel links to London or westbound. The nearby Grateley train station runs trains to London Waterloo in under 1 hour and twenty minutes and is just a ten minute drive from the property. There are a variety of countryside walks and the benefit of Salisbury plain which is the largest area of chalk and grassland in the north-west, a brilliant location for walkers, cyclists and equestrian enthusiasts.

The Property -

Yew Tree Cottage is a charming Grade II Listed semi - detached village house with a wealth of character throughout. The kitchen/breakfast room is the heart of the home including navy Shaker units with solid oak worktops. This bright and airy room offers ample space to entertain. French doors from the kitchen open onto an enclosed area providing a secluded space to relax.

Location

Accommodation:

Ground Floor - Kitchen/Breakfast Room, Sitting Room, Family Room, Dining Room, Utility, Pantry, Cloakroom

First Floor - Bedroom with Jack & Jill Bathroom, Four Further Bedrooms, Bathroom

Outside - Garden Shed

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(102 plus) A			69
(81-101) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice:

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. iii) any area, measurement or distances are approximate. The text, photograph and plan are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD
 01722 337 579 lettings@myddeltonmajor.co.uk
 www.myddeltonmajor.co.uk

