



2 Four Homes,

Stoke, Andover, Hampshire, SP11 0NW

2 Bedroom mid terrace

Newly refurbished house with good sized rear garden in the rural village of Stoke, close to the amenities of Andover.

£1250 per calendar month | Available August

t. 01747 356099

w. fowlerfortescue.co.uk



Fowler Fortescue
RURAL ASSET MANAGEMENT



2 Four Homes
Stoke
Andover
Hampshire
SP11 0NW

Description & Location

2 Four Homes is a 2/3 bedroom terraced house in the pretty Bourne Valley village of Stoke, 7 miles to the north of Andover. The property is in the process of being fully renovated including new kitchen, bathroom and flooring and decoration throughout. The house is located in an Area of Outstanding Natural Beauty and a Conservation Area. Stoke boasts a village public house whilst the neighbouring villages of Hurstbourne Tarrant and St Mary Bourne have post offices, village stores, pubs and a church.

Nearby Newbury, Hungerford and Andover provide a broader range of shopping and recreational facilities. Excellent communications are available with the M4 and M3/A303 providing access to London and the West Country. Trains from Andover to London (Waterloo) take approximately 70 minutes. There are primary schools at Hurstbourne Tarrant, St Mary Bourne, Vernham Dean and Longparish.

Accommodation

The ground floor comprises internal hallway with doors into:

LIVING ROOM *to the front of the property with fireplace*

DINING ROOM *with fireplace, storage cupboard and door into:*

KITCHEN *with fitted units, built in electric oven and hob*

FAMILY BATHROOM *white suite comprising hand basin, bath with shower over and WC*

The first floor comprises:

BEDROOM 1 *a large, bright double room to the front*

BEDROOM 2 *a good sized double room to the rear, with door into:*

BEDROOM 3 *a single room/dressing room/office space leading off second bedroom*

There is a good sized garden to the rear.

Services

The property benefits from double glazing throughout and is heated via oil fired central heating. It is served by mains water and drainage. There is ultrafast fibre broadband available to the property with download speeds of up to 1000Mbps. Ofcom indicates limited indoor mobile phone reception with outside signal likely.

t. 01747 356099 | e. eh@fowlerfortescue.co.uk

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The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

Terms

The rent is £1250 per calendar month, payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £285 is payable to secure the property (see further details and conditions in our fee summary) and £1,440 is payable as a security deposit.

Council Tax

Band C – Basingstoke and Deane Council.

Restrictions

Pets by negotiation.

Photos



EPC

The property has an EPC rating 'E52'.

Availability

The property is available from 1st August.

Viewings

Strictly by prior appointment through Fowler Fortescue.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



RICS

