



# Windwhistle

Nuns Walk, Longparish, Andover, Hampshire SP11 6QL

## 2 Bedroom Semi-Detached Cottage

A charming and well-presented two-bedroom semi-detached cottage, benefitting from a generously sized garden.

**£1,600 per calendar month | Available now**

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



**Windwhistle  
Nuns Walk  
Longparish  
Andover  
Hampshire  
SP11 6QL**

### Description & Location

A well-presented, two-bedroom semi-detached cottage set within the parish of Hurstbourne Priors. The property enjoys a peaceful countryside setting yet remains conveniently located for the A34 and A303, providing easy access to Whitchurch, Newbury and Winchester. The nearby town of Andover offers a wider range of shopping, schooling and mainline rail services to London Waterloo.

### Accommodation

The ground floor comprises:

#### ENTRANCE

Providing access to the principal ground floor accommodation and stairs to the first floor.

#### LIVING ROOM

24'5 x 12'6 (7.43m x 3.80m)

A spacious dual-aspect reception room with good natural light and ample space for seating, creating a comfortable main living area.

#### STUDY

12'8 x 8'11 (3.87m x 2.72m)

A useful additional reception room, ideal as a home office or snug.

#### KITCHEN

10'5 x 9'2 (3.18m x 2.79m)

The kitchen area is complemented by a separate utility room fitted with base units with space for appliances and access through to the garden.

#### CONSERVATORY

12'2 x 9'7 (3.70m x 2.91m)

A bright and versatile space overlooking the garden with external access.

The first floor comprises:

#### BEDROOM 1

12'6 x 11'11 (3.82m x 3.63m)

A spacious double bedroom with countryside views and an adjoining walk-through cupboard, ideal as a small office or wardrobe area.

#### BEDROOM 2

12'8 x 12'2 (3.85m x 3.71m)

A generous second double bedroom.

#### FAMILY

#### BATHROOM

Fitted with a bath, separate shower, wash hand basin and WC.

To the front of the property there is on-road parking, together with a large front and rear garden, with a brick-built storage shed.

t. 01747 356099 | e. [enquiries@fowlerfortescue.co.uk](mailto:enquiries@fowlerfortescue.co.uk)

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

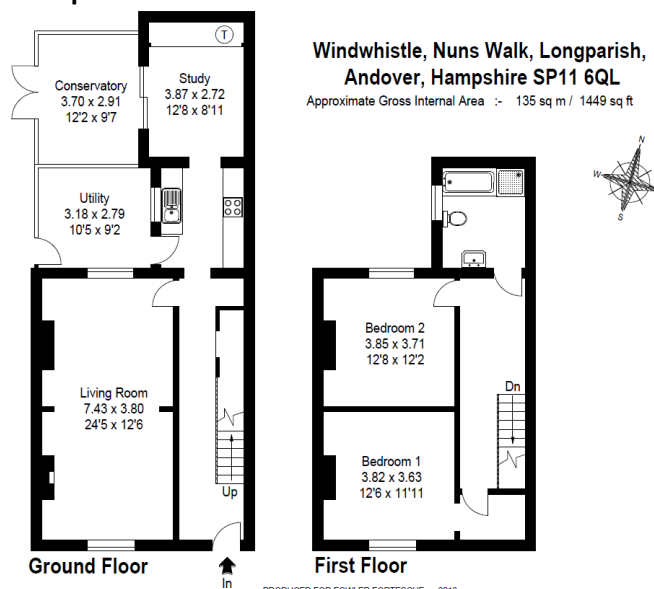
### Terms & Administration

The rent is £1,600 per calendar month, payable monthly in advance by direct debit, exclusive of council tax and all utilities other than water and sewerage, outlined below.

A holding deposit of £365 is payable to secure the property (see further details and conditions in our fee summary) and £1,845 is payable as a security deposit.

Additional service charge: Water is charged at £35 per month, and the tenant is responsible for emptying the private septic tank.

### Floorplan



### Photos



### EPC

Rating E48.

### Pets

By request.

### 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**

