



# Meadow Cottage

Longparish, Andover, Hampshire, SP11 6QU

## 3 Bedroom Semi-Detached Cottage

A charming and well-presented thatched cottage, offering off-road parking, attractive front and rear gardens, and the added benefit of storage space within a section of a separate garage.

**£2,250 per calendar month | Available now**

t. 01747 356099

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



Fowler Fortescue  
RURAL ASSET MANAGEMENT



**Meadow Cottage**  
**Longparish**  
**Andover**  
**Hampshire**  
**SP11 6QU**

**Description & Location**

A well-presented three-bedroom semi-detached thatched cottage set in an attractive rural position close to the River Test, within the parish of Hurstbourne Priors. The property enjoys a peaceful countryside setting surrounded by farmland, yet is conveniently located for the A34, providing easy access to Whitchurch, Newbury and Winchester. The nearby town of Andover offers a wider range of shopping, schools and mainline rail services to London Waterloo.

**Accommodation**

The ground floor comprises:

**ENTRANCE HALL**

With doors leading to:

**SITTING ROOM** 14'10 x 13'0 (4.51m x 3.95m)

A light and spacious reception room with patio doors leading to the garden.

**KITCHEN / BREAKFAST ROOM** 20'10 x 20'10 (6.35m x 6.35m)

A generous open-plan kitchen breakfast room with fitted units, built in electric oven and gas hob, open fireplace, ample space for dining and patio doors out onto the garden.

**CLOAKROOM**

Downstairs WC and hand wash basin.

The first floor comprises:

**BEDROOM 1** 14'10 x 11'6 (4.51m x 3.51m)

Main bedroom with built in cupboards, exposed painted floorboards, windows overlooking the surrounding countryside and EN-SUITE BATHROOM.

**BEDROOM 2** 13'5 x 9'0 (4.10m x 2.75m)

A good-sized double bedroom with built in cupboard.

**BEDROOM 3** 11'1 x 9'8 (3.38m x 2.95m)

A comfortable third bedroom, suitable for a guest room, child's bedroom or home office, with built in storage cupboard.

**FAMILY BATHROOM**

Fitted with a shower, wash hand basin and WC.

The property benefits from well-maintained surrounding gardens with patio area to the rear, offering a high degree of privacy, off-road parking, and a peaceful rural setting close to the River Test. In addition, there is access to a section of a separate shared garage providing useful storage space (part use only).

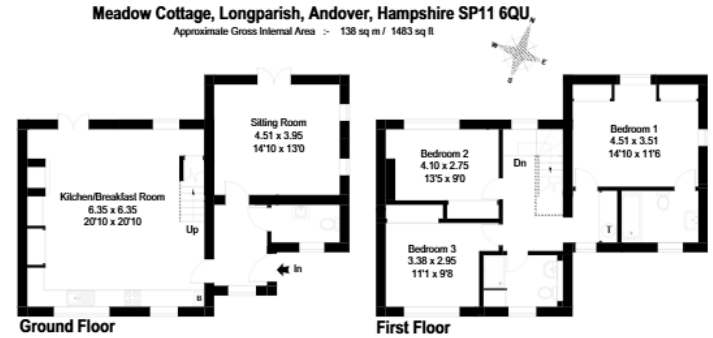
**Terms & Administration**

The rent is £2,250 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 £515 is payable to secure the property (see further details and conditions in our fee summary) and £2,595 is payable as a security deposit.

There is an additional charge of £40 a month for water and sewerage.

**Floorplan**



**Photos**



**EPC**

Rating C71.

**Pets**

By request.

**Availability**

The property is available now.

**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.

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

fowlerfortescue.co.uk

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



**RICS**

