



WESTWOOD

Biddesden Bottom Road, Redenham, Andover, SP11 9AN

TO LET
£3,500 Per Month



Westwood

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An attractive, detached 4- bedroom family house, extended at the rear to provide excellent flexible and characterful accommodation, set in a quarter acre plot with a mature landscaped garden and rural views, in an idyllic quiet setting surrounded by beautiful countryside.

THE PROPERTY

An extended detached period house offering excellent family accommodation with substantial ceiling heights in all rooms, comprising reception hall with cloakroom, large drawing room with fireplace and log burning stove, open plan kitchen/breakfast room with island and adjoining dining and sitting areas, separate study/playroom and useful utility/boot room. To the first floor there is a principal bedroom with en suite shower room, three further bedrooms and family bathroom.

Outside, the property has the benefit of plenty of off road parking and an attractive mature garden rising to the rear boundary from where there are open rural views. There is a summerhouse with large decked area, ideal for entertaining, as well as a former garage that has been converted into a useful workshop and small adjoining office.

The property is situated in the quiet hamlet of Redenham whilst the nearby village of Appleshaw has a pre-school playgroup, primary school, church, butchers and country pub and there are also several useful shops in the

neighbouring village of Weyhill including the excellent Rosebourne garden centre complex with butcher, baker, farm shop and restaurant. Andover has several good state schools as well as private schools, Rookwood and Farleigh. It also offers a comprehensive range of shopping and leisure facilities and a mainline railway station providing fast services to Waterloo (in just over one hour). The cathedral cities of Salisbury and Winchester are both within approximately half an hour's drive. The A303 is close at hand allowing convenient access to London and the West Country via the M3 and M4.

ADDITIONAL INFORMATION

Services

Mains water and electricity
Private drainage £20 per month
Oil fired central heating
Superfast broadband available (Openreach)
Variable phone signal (Ofcom)

Local Authority

Test Valley Borough Council, band E

EPC

D57

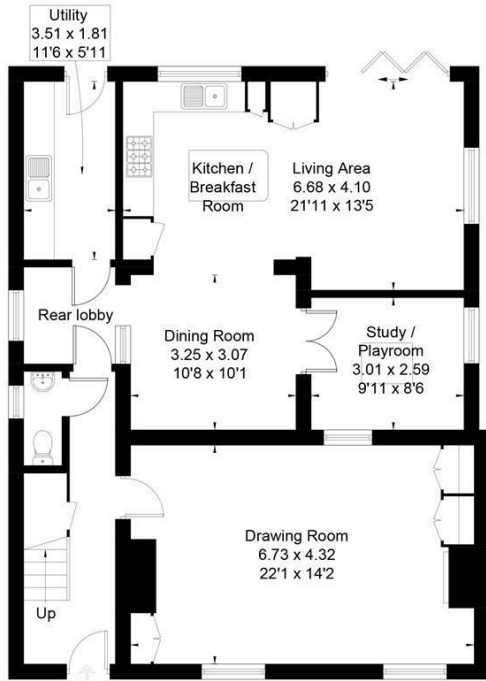
Deposit

Holding deposit - £807

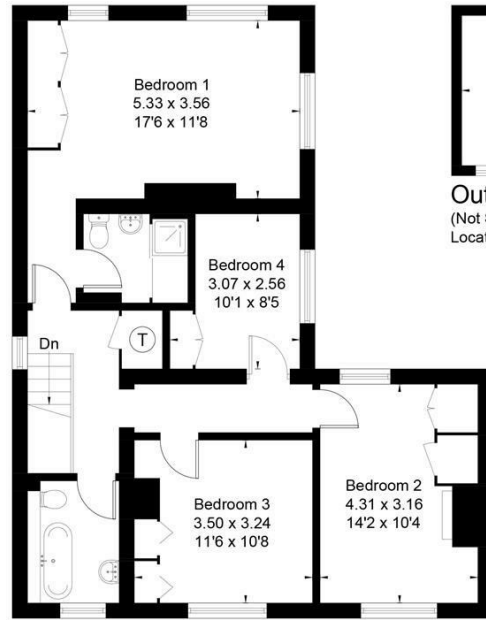
Security deposit - £4,038



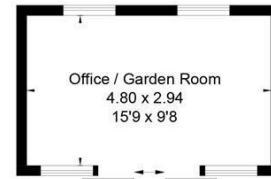
Approximate Floor Area = 178 sq m / 1916 sq ft
 Workshop / Office = 19 sq m / 204 sq ft
 Outbuilding = 14 sq m / 151 sq ft
 Total = 211 sq m / 2271 sq ft



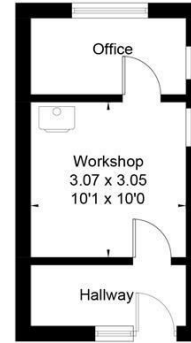
Ground Floor



First Floor



Outbuilding
 (Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
- 3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property
- 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed
- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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