



Windwhistle

Nuns Walk, Longparish, Andover, Hampshire SP11 6QL

2 Bedroom Semi-Detached Cottage

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

£1,475 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, recently refurbished 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, 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 HALL

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 and wall units, with space for appliances and access through to the conservatory.

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 well-proportioned double bedroom with outlook over the surrounding countryside.

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.

Outside

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

Services and Utilities

The property is heated via oil fired central heating, and served by private septic tank and water from the Estates borehole. Tenant to pay for septic tank emptying and a contribution toward water recharged is by the Landlord on a monthly basis at a cost of £35 per calendar month.

Ofcom indicates there is standard broadband available to the property, with OpenReach being the only provider. Mobile phone signal is limited and may require a booster. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Fees, Charges and Terms

The rent is £1,475 per calendar month, payable monthly in advance by standing order, exclusive of council tax and all utilities other than as above.

A holding deposit of £340 is payable to secure the property (see further details and conditions in our fee summary) and £1,700 is payable as a security deposit.

Council Tax Band E – Test Valley Borough Council

EPC

The property has an EPC rating 'E48'

Availability

The property is available now.

Restrictions

Pets by application

Photos



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. enquiries@fowlerfortescue.co.uk

fowlerfortescue.co.uk

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



RICS

