



1 GAMEKEEPERS COTTAGES

Tangley, Andover, Hampshire, SP11 0SQ



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Tangley, Andover, Hampshire, SP11 0SQ

£1,400 Per Calendar Month

A delightful two-bedroom cottage nestled in a tranquil rural setting, enjoying far-reaching views across the surrounding countryside. Offering the perfect balance of peaceful country living and everyday convenience, this charming home provides an idyllic retreat for those seeking a relaxed lifestyle in a picturesque location.

THE PROPERTY

A charming two-bedroom semi-detached cottage occupying a peaceful rural position, surrounded by open countryside whilst remaining within easy reach of Andover. Recently redecorated throughout, the property is presented in good order and offers comfortable, well-proportioned accommodation with generous reception space and extensive gardens.

The property is entered via a side entrance hall/utility room, a practical space fitted with a traditional butler's sink and shelving. Opposite is the kitchen, which benefits from a good range of floor-to-ceiling storage units providing ample cupboard space. The heart of the home is the bright and spacious main reception room, offering plenty of room for both sitting and dining areas. A wood-burning stove provides an attractive focal point, creating a warm and inviting atmosphere. From here, the front door opens directly onto the veranda and front garden.

On the first floor are two bedrooms and the family bathroom. The principal bedroom is a generous double room, while the second bedroom features a decorative former fireplace together with a built-in wardrobe, adding both character and practicality.

Outside, the cottage enjoys particularly generous gardens. The private front garden is

laid mainly to lawn and extends away from the property, with a veranda and terrace providing the perfect setting for outdoor dining and entertaining. To the rear is a large parking area with space for several vehicles, a substantial outbuilding, and an additional area of lawn beyond the driveway.

ADDITIONAL INFORMATION

Services

Oil fired central heating
Private water supply - invoice from Landlord
Private drainage - tenant responsibility to empty
Mains electricity

Fiber available (according to Openreach)
Variable phone coverage (Ofcom)

Deposit

Holding deposit - £323
Security deposit - £1,615

EPC

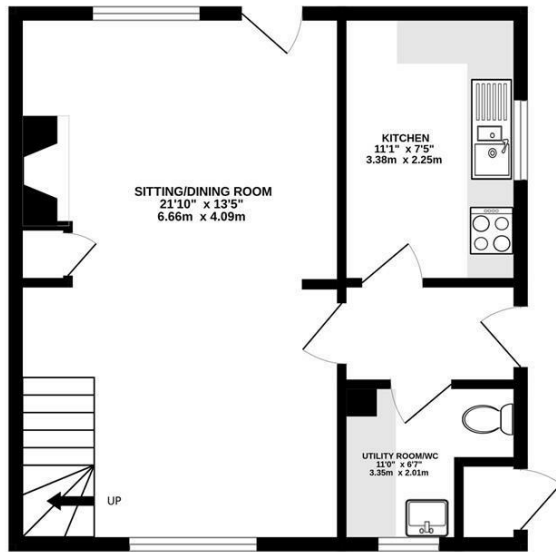
D 60

Local Authority

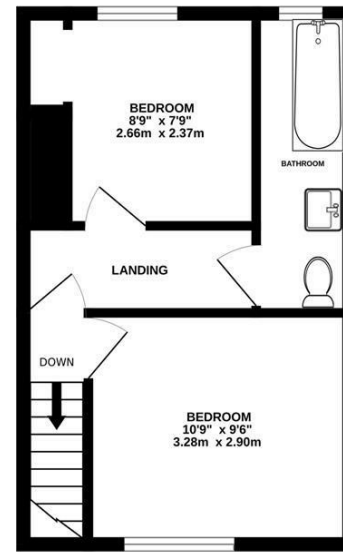
Test Valley Borough Council, band D



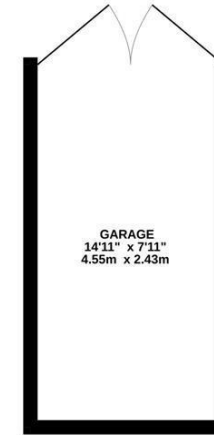
GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



OUTBUILDING
119 sq.ft. (11.0 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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