



**CHURCH STREET, WINTERBOURNE STOKE, SP3**  
£1,400 per month\*

**Carter Jonas**



# CHURCH STREET, WINTERBOURNE STOKE, WILTSHIRE, SP3

- Three Bedrooms
- Two Bathrooms
- Driveway Parking
- Garden
- Pets considered on a case by case basis

## LOCATION

A charming period detached house only a stone's throw from the World Heritage Site of Stonehenge. Located in the village of Winterbourne Stoke the property is situated 9 miles north of the cathedral city of Salisbury and 18 miles west of Andover, which provide varied and comprehensive amenities. The smaller villages of Berwick St. James and Shrewton also provide local convenience stores, a farm shop, and a selection of local pubs. The property is well placed with efficient road access to the A303 providing links to the south west and London to the east via the M3. There are mainline rail stations at Salisbury (London Waterloo 1hr 30mins approx.) and Andover (London Waterloo 1hr 15mins approx.).

## THE PROPERTY

The accommodation comprises an entrance hallway leading to a large kitchen with space and plumbing for white goods and benefits from an abundance of natural light. Through the kitchen is the first of two reception rooms which has another door leading outside. The second reception room has a working wood burner, perfect for the winter months. There is a utility area housing the oil boiler, space for further white goods and a downstairs WC. A back door in the utility area leads to a small lean-to storm porch. Upstairs there are three bedrooms comprising two generously sized doubles and a further single bedroom/study. The principle bedroom has the added benefit of an ensuite with shower over bath whilst the secondary bedroom has useful built in storage. A modern family bathroom with shower over bath serves the other two bedrooms on the first floor.

A charming three bedroom cottage in a rural village situated next to the World Heritage Site of Stonehenge and only a short drive from the cathedral city of Salisbury.





There is ample driveway parking, a good sized garden which is mainly laid to lawn and a pleasant seating area to the rear of the property. There is also a small garden shed, useful for storage.

Council Tax Band: E

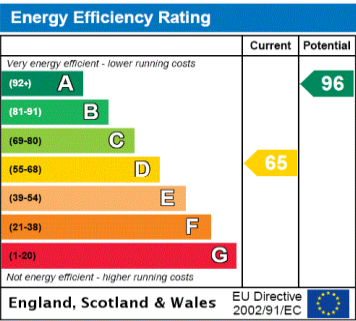
The holding deposit for the property will be £323.07 and the deposit £1,615.38 subject to the rent being as advertised at £1,400 pcm.

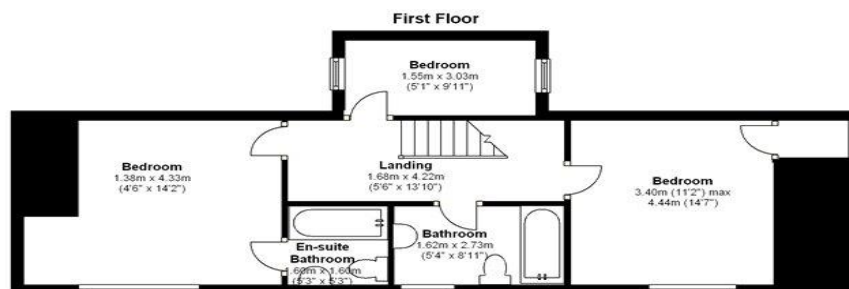
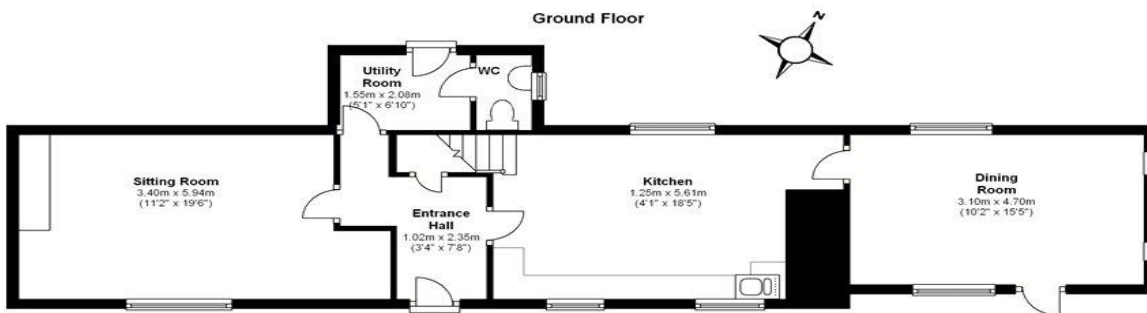
Services: Oil, Electric and mains drainage

Pets are considered strictly on a case-by-case basis

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band E





Total area: approx. 90.6 sq. metres (973.6 sq. feet)

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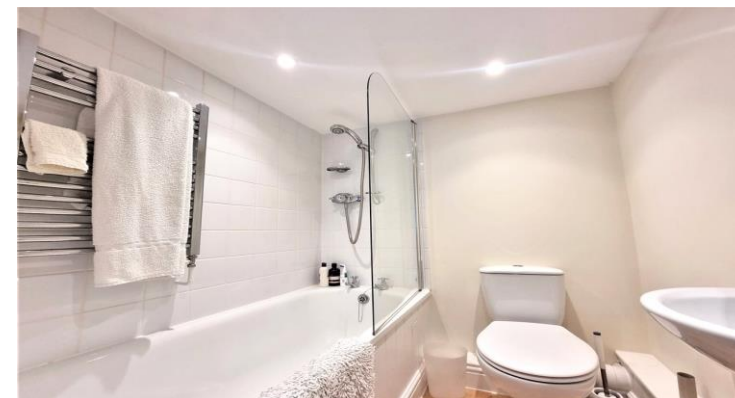
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**CHRISTIE'S**  
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Classification L2 - Business Data



## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.