



LECKFORD, STOCKBRIDGE, SO20
£2,250 per month*

Carter Jonas

LECKFORD, STOCKBRIDGE, HAMPSHIRE, SO20 6DA

- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Unfurnished
- Semi-detached
- Period Property
- Large Gardens

THE PROPERTY

A well presented property with accommodation as follows:

Large entrance hall with wooden floors leading to recently fitted shaker style kitchen with electric oven and hob, integrated dishwasher, fridge/freezer and washing machine. There is a dining room off the kitchen with larder cupboard. There is a separate large sitting room with non working, feature fire place and a cellar off the entrance hall.

Upstairs there are two large double bedrooms with a contemporary en suite shower room to the principal bedroom. There is a further double bedroom and a large contemporary family bathroom with walk in shower and bath.

OUTSIDE

Large gardens surround the property with a folly and there is driveway parking for a number of cars.

Available for a minimum 12 month term.

Holding deposit equivalent of 1 weeks' rent £519.23

Deposit equivalent to 5 weeks' rent @ £2,250 pcm = £2,596.15

A large recently refurbished 3 bedroom period semi-detached house tucked away within the Leckford Estate close to the Georgian market town of Stockbridge. Within easy reach of the amenities and main line station in Winchester and of the M3, A34 & A303.

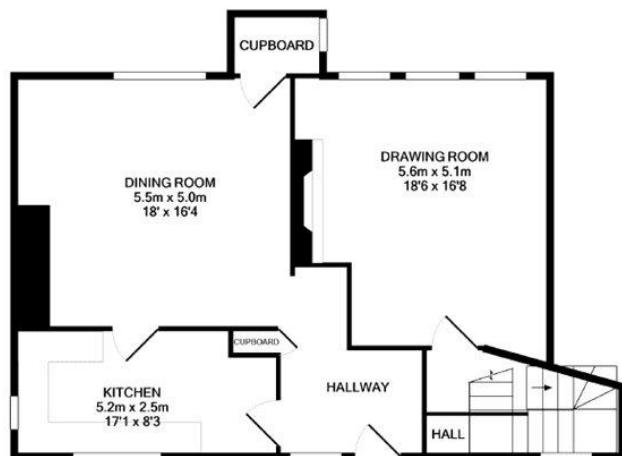


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	89	46
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

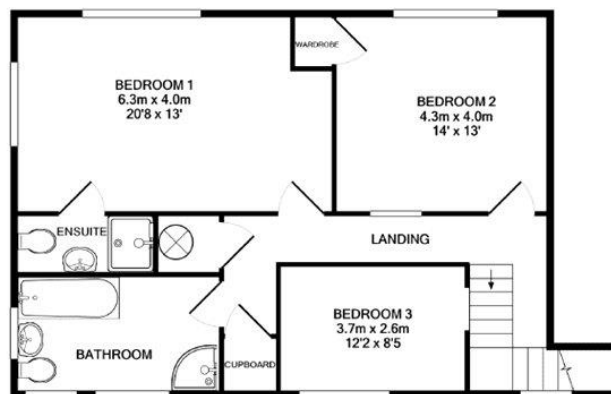
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Test Valley Borough Council- Council Tax Band E
Directions	Take the A3057 from Stockbridge to Leckford. Turn right up Winchester Street and follow the road out of the village. Take the right hand turning signposted to the Estate Office and the property will be found straight ahead of you at the end of the road, the right hand of the pair of cottages





GROUND FLOOR
APPROX. FLOOR
AREA 82.0 SQ.M.
(883 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 80.7 SQ.M.
(869 SQ.FT.)

TOTAL APPROX. FLOOR AREA 162.7 SQ.M. (1751 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given 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. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.
*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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