



**STOKE LANE, ST MARY BOURNE, SP11**  
£3,500 per month\*

**Carter Jonas**



# STOKE LANE, ST MARY BOURNE, ANDOVER, HAMPSHIRE, SP11

- Stunning open plan kitchen living room
- Sitting room
- Utility room
- 6 Bedrooms
- 3 Bathrooms
- Garden
- Parking

## THE PROPERTY

A spacious and well presented family home with flexible accommodation set over three floors:

Spacious entrance hall with tiled floor and good coat and shoe storage. The drawing room is to the front of the house with open fire place and built in low level cupboards with shelving over. There is a stunning open plan kitchen / dining / living room to the rear of the house with bifold doors opening on to the garden. The kitchen has built in electric ovens and a microwave, hob and dishwasher and well designed units with plenty of storage. There is a separate utility room with space for a washing machine, overhead airer and door to the side.

There are four bedrooms on the first floor; the main bedroom is a large double to the front of the house with a good range of fitted wardrobes and an ensuite bathroom with a large bath and twin sinks. There are three further double bedrooms, one with built in wardrobes. The family bathroom has a large walk in shower and a bath.

There are two further bedrooms, one with eaves storage, on the top floor overlooking the garden and a large bathroom with bath and shower and a large storage room.

The property is approached via a drive shared with one other house and there is off road parking for several cars.

A bright and contemporary 6 bedroom family house in this popular village with well thought of Primary School and within easy access to Winchester and Andover, the A34 and A303 and the mainline railway station in Whitchurch.





**OUTSIDE**

There is a good sized enclosed rear garden mainly laid to lawn with a terrace immediately behind the house, a large shed, vegetable patch and herb garden and stunning views over open countryside behind.

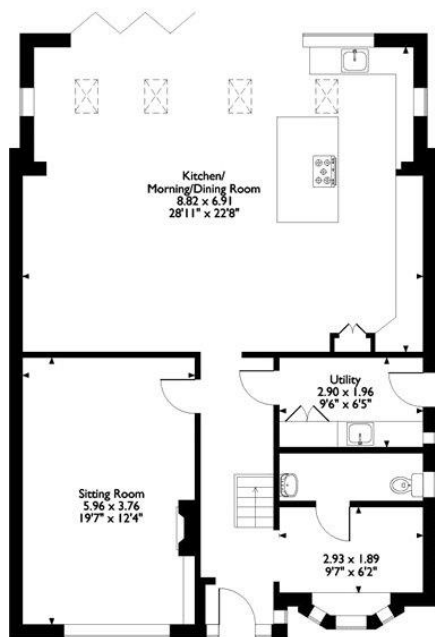
**ADDITIONAL INFORMATION**

Offers	Available for a Maximum term of 12 months
Utilities	Council Tax Band: F (check Basingstoke and Deane council website for current cost) Services: Oil Central Heating, electricity, water and drainage. For internet and mobile coverage please check the Ofcom website.
Local Authority	Basingstoke & Deane Borough Council - Council Tax Band F
Deposit Details	Holding deposit equivalent to 1 week's rent = £807 Security deposit equivalent to 5 week's rent @ £3,500pcm = £4,038

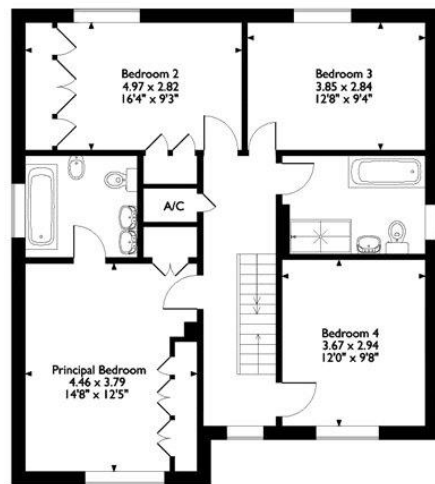




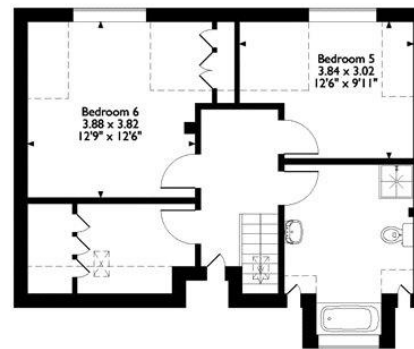
Approximate Gross Internal Area  
232 Sq M/2497 Sq Ft



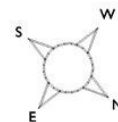
Ground Floor



First Floor



Second Floor



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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

69

41

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Classification L2 - Business Data



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