



**NR ST MARY BOURNE, ANDOVER, HAMPSHIRE, SP11**

£12,000 per month\*

**Carter Jonas**

---

# NR ST MARY BOURNE, ANDOVER, HAMPSHIRE, SP11 6ER

- Substantial detached house
- Furnished
- 8 Bedrooms
- 6 Bathrooms
- 5 Reception Rooms
- Swimming pool with pool house
- 2 Bedroom Annexe
- 9.7 Acres

## LOCATION

St Mary Bourne with village shop, two pubs, primary school and church sits 2.5 miles away. Whitchurch is 5.5 miles away with wider services and facilities and rail links. Winchester and Andover are slightly further providing wider services, circa 19 miles and 7 miles respectively.

## THE PROPERTY

A substantial fully furnished country house finished to a high specification on the edge of the Bourne Valley in Hampshire countryside. Modern built in 2006 with character brick and flint features, including a two bedroom annexe and swimming pool.

The front door opens under a central porch into a wide reception hall with a limestone floor and working limestone fireplace. The hall gives access to all the reception rooms which include a magnificent drawing room, a dining room, library and sitting room. The library and dining room are located to the front of the house with the latter being a superb entertaining space with a working fireplace. The drawing room enjoys a particularly fine south-westerly aspect over the gardens and has a limestone fireplace and French doors to the terrace. There is an adjacent cosy sitting room and beyond this the kitchen/breakfast room, also with French doors to the terrace and a south-westerly aspect. The kitchen has a range of bespoke cabinets under granite worktops, a larder and an electric Aga. Beyond the kitchen is a back hall/boot room which links to a utility room.

A substantial basement floor contains a billiard room, temperature-controlled wine room and plant room.

There are five bedrooms on the first floor, all focussed around a wide, central landing. The principal bedroom has an adjoining dressing room and bathroom and enjoys wonderful far-reaching views. There are four further bedrooms, each with an adjoining bathroom. The property also benefits from a superb second floor with two further bedrooms, a bathrooms, large games room/bedroom 8.

A substantial fully furnished country house finished to a high specification on the edge of the Bourne Valley in Hampshire countryside. Modern built in 2006 with character brick and flint features, including a two bedroom annexe and swimming pool.



## OUTSIDE

There are large gardens and a paddock comprising approx. 9.7 acres. Heated swimming pool in partly walled garden with pool house including changing room, shower and toilet.

Additionally there is a two bedroom cottage across the courtyard from the main house with open plan living area, bathroom and private garden.

Services: Mains water and electricity and private drainage

Oil central heating - main house & annexe

The swimming pool and gardening costs are the responsibility of the Tenant. Internet is FTTP, for mobile coverage please check the Ofcom website

Holding deposit of half of first months rent = £6,000

Deposit of 2.5 months rent £30,000 at a rental value of £12,000 pcm

## ADDITIONAL INFORMATION

Offers Available for a term of 12 months

Viewing Strictly by appointment

Local Authority Test Valley Borough Council – Council Tax Band H – Annexe C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Gross Internal area (approx)**  
 Main House 789 sq m/8,494 sq ft  
 Cottage & Garage 160 sq m/1,724 sq ft  
 Outbuildings 56 sq m/598 sq ft  
 Total Area 1,005 sq m/10,816 sq ft  
 Not to scale. For identification only.

