



# STUDIO COTTAGE

Church Street, St. Mary Bourne, SP11 6BL

TO LET

£1,100 PCM





# Studio Cottage

Church Street, St. Mary Bourne, SP11 6BL

A charming, detached 2-bedroom cottage set in the heart of this popular village, surrounded by attractive countryside.

## THE PROPERTY

Studio Cottage is a charming, 2-bedroom detached cottage set in the heart of St. Mary Bourne, which is a very popular village in the heart of the Bourne Valley. The village has an excellent range of amenities including two well regarded pubs, village shop and cafe, primary school, active cricket club and church. Nearby Andover offers a more comprehensive range of facilities including a mainline railway station to London. The village is surrounded by stunning countryside, with many beautiful walks.

The property features a well fitted kitchen with granite worktops and built in appliances with an opening into the living room. There is a downstairs bathroom. The living room is a large space which accommodated both a sitting and dining area, with double doors opening out onto the charming courtyard garden. A spiral staircase leads upstairs where there are two bedrooms, one of which is a good double bedroom, the other a single bedroom.

The courtyard garden is a charming area

with covered pergola and side access onto the street. This is ideal for outdoor entertaining and provides a very pleasant and private outdoor space.

## ADDITIONAL INFORMATION

### Services

Electric central heating  
Mains electricity  
Mains water and drainage  
Superfast FTTC Broadband available (Ofcom)  
Good mobile phone coverage on most networks (Ofcom)  
On street parking

### EPC

E50

### Local Authority

Basingstoke and Deane  
Band C

### Pets

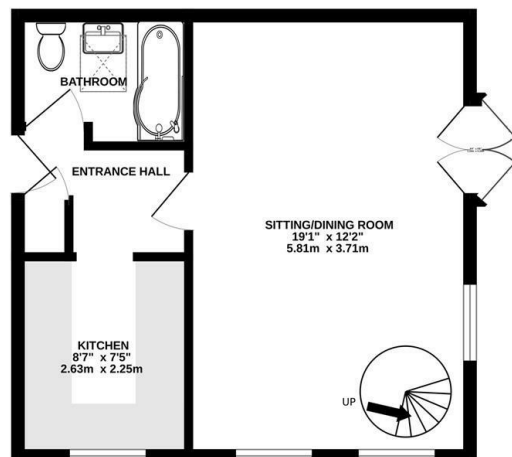
Well behaved pets considered, rent may vary

### Deposit

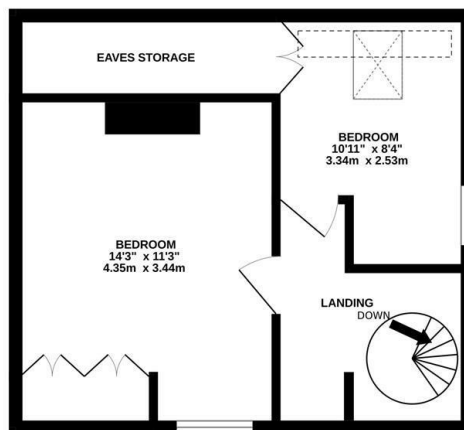
Security deposit - £1,269  
Holding deposit - £253



GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	64
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
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