



PROPERTY PACK

St Marys Vicarage, Church Close, Andover SP10 1DP

THE TEAM

Savills are responsible for the management of the Diocese's property portfolio. Their role involves responding to maintenance, repair and improvement requests as well as the letting of vacant properties. Below is a list of contacts should you need to report any issues.

Tom Rowarth – thomas.rowarth@savills.com / 07870 999307

Tash Holden – natasha.holden@savills.com / 07812 686311

Sharon Gomer – sharon.gomer@savills.com / 01962 834071

Olivia Demel – olivia.demel@savills.com / 01962 857412

THE VICARAGE

The property is a traditional brick built detached four bedroom dwelling in Andover. Located within close proximity of St Mary's, the property is accessed along the drive through the local surgery car park. The set-back position provides adequate privacy whilst the property benefits from excellent views of the 19th Century church.

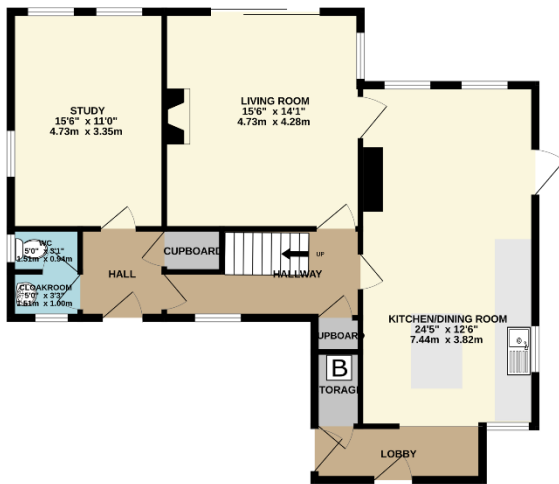
The property has excellent proximity to Andover's town centre, with a range of shops and local amenities, as well as the countryside that surrounds the market town.

The property offers accommodation over two floors; the hall providing access to the study and WC /cloakroom, as well as access to the living room and kitchen/dining room. The first floor consists of three well sized bedrooms and one larger bedroom, most with fitted wardrobes. The property has both a main bathroom and separate shower room. The property also benefits from a garage. To the rear of the property is a fair sized walled garden backing onto the church.

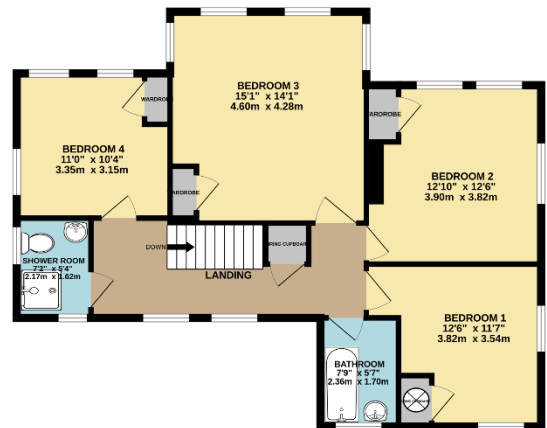
The property is visited on an annual basis to ensure it remains suitable for clergy occupation and is also part of a quinquennial inspection programme. This allows us to assess the longer term requirements of the property and schedule larger works. Day to day repairs can be reported either directly to one of the Savills team or via the Fixflo app, details of which are on the Diocese website. Annual servicing will be booked in during your occupation in order to ensure the property remains compliant from a health and safety perspective during your occupation. The property has been subject to minor works in recent years and some additional cosmetic redecoration is being carried out in advance of any future occupation.



GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA: 1737 sq.ft. (161.4 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.
Made with Metropix ©2024



Energy performance certificate (EPC)

St Marys Vicarage
Church Close
ANDOVER
SP10 1DP

Energy rating

D

Valid until: **20 April 2033**

Certificate number: 0242-5217-5397-5079-8570

Property type

Detached house

Total floor area

167 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		