

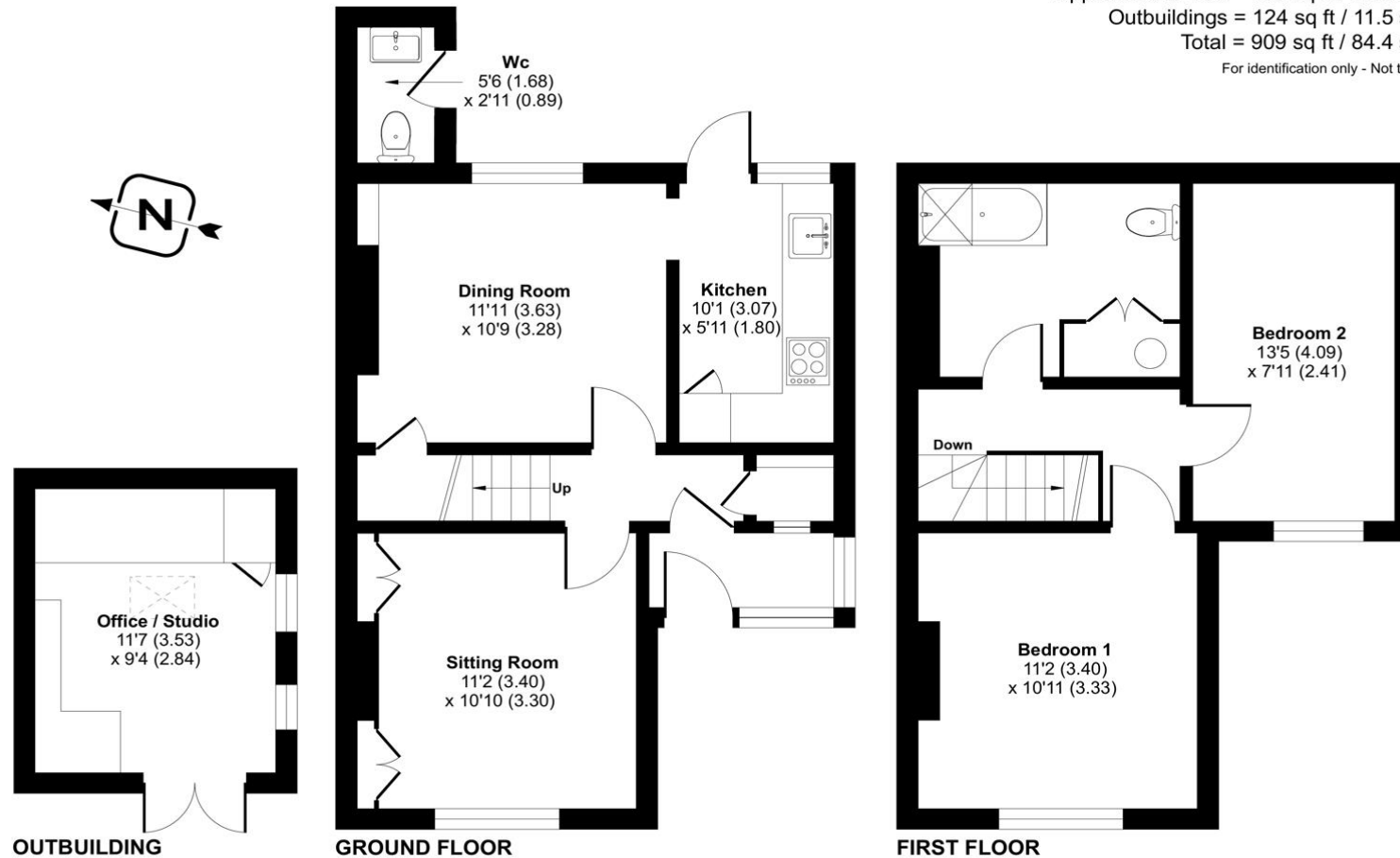




ACCOMMODATION

This captivating semi-detached character cottage, built in 1913, exudes timeless charm and boasts beautiful original period features. Nestled in the desirable village of St Mary Bourne within the picturesque North Wessex Downs Area of Outstanding Natural Beauty, the property offers idyllic surroundings including a serene recreation ground with a picturesque lake, village amenities and welcoming pubs. Upon entering the property, the ground floor welcomes you with a charming hallway leading to a sitting room featuring an inviting open fireplace and captivating countryside views through the large casement window. The adjoining dining room, bathed in natural light, showcases a delightful log burner, perfect for entertaining, and seamlessly flows into the fully fitted kitchen, with an array of wall, base and drawer units. The outdoor space is a tranquil haven, featuring a bespoke hand-built home office with fitted desk, power and lighting, alongside a convenient cloakroom and spacious shed. Upstairs, two generously sized bedrooms and a well-appointed bathroom await, complemented by bespoke handmade sash windows throughout. Outside, an attractive front garden and off-road parking for two cars complete this exceptional residence, offering a quintessential countryside lifestyle with modern conveniences.

Approximate Area = 785 sq ft / 72.9 sq m
 Outbuildings = 124 sq ft / 11.5 sq m
 Total = 909 sq ft / 84.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1087346



SITUATION

The property is situated in the pretty village of St Mary Bourne, which is renowned for its many period houses and cottages nestling in the undulating countryside. The village has a primary school, doctor's surgery, church, modern village hall, a Post Office and shop, as well as two public houses. An excellent rail service to Waterloo is available from Whitchurch, about three miles distant. The nearby towns of Andover (about five miles) and Newbury also offer fast mainline rail services to Waterloo and Paddington respectively, together with a comprehensive range of shopping, educational and leisure facilities. The cathedral city of Winchester is approximately twenty minutes' drive away. This splendid and historical cathedral city delights with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. The A34 and A303 roads and M3 and M4 motorways are all within easy reach.



SPECIFICATION

- Period cottage
- Beautifully presented throughout
- Off street parking
- Two double bedrooms
- Garden studio with power
- Large dining room with log burner
- Oil-fired heating

LOCAL AUTHORITY

Basingstoke and Deane Borough Council
Council Tax Band: D

GUIDE PRICE

Asking Price £425,000

TENURE

Freehold