



Plot 2 Breach Farm House, St. Mary Bourne, Andover, Hampshire, SP11 6DH

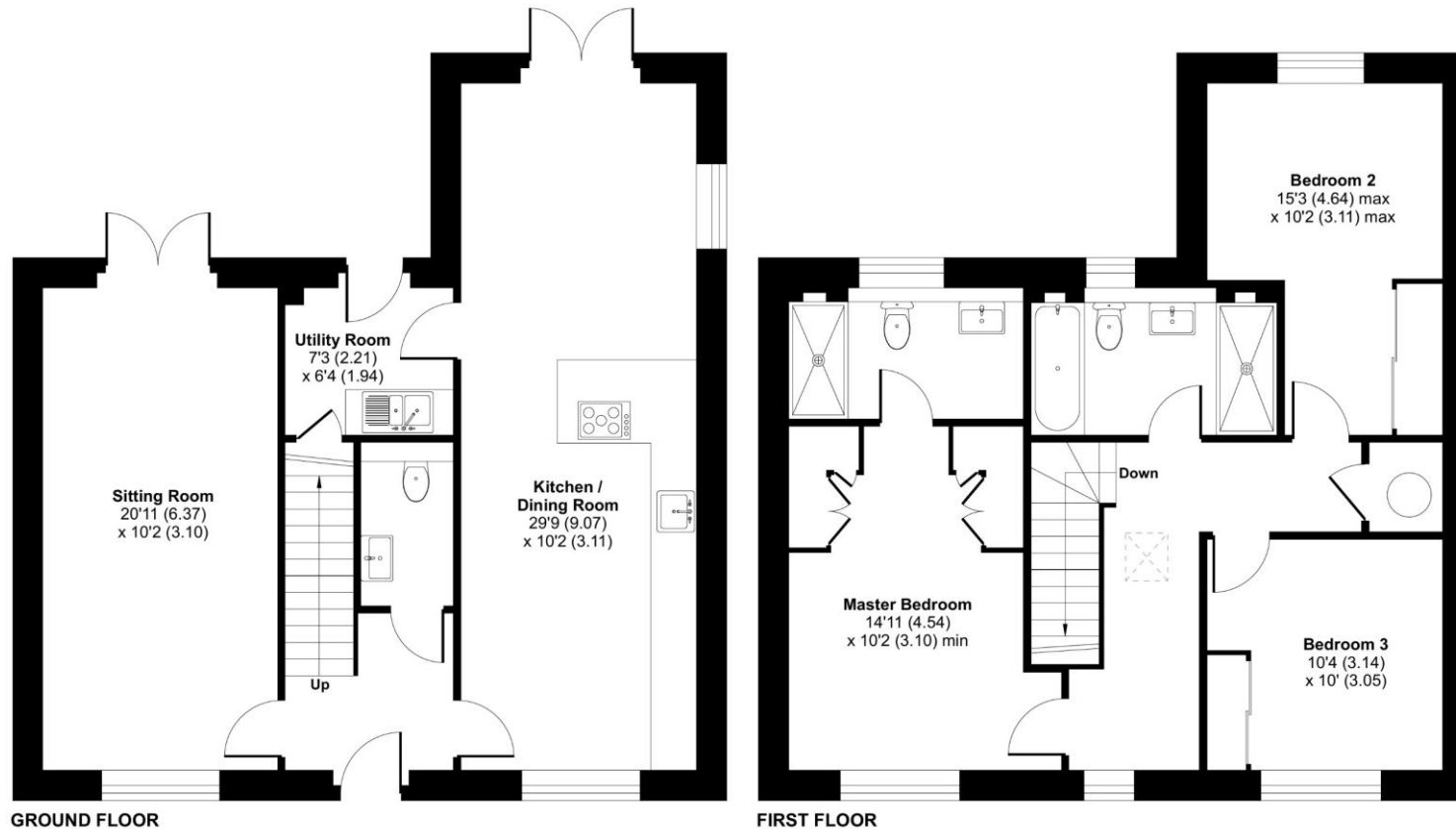


ACCOMMODATION

A select development of brand new three bedroom homes which have been designed and finished to an exceptional standard and attention to detail throughout, including Air Source Heat Pumps for added energy efficiency. Located in the charming village of St Mary Bourne in the centre of the beautiful Bourne Valley, inside the North Wessex Downs, an Area of Outstanding Natural Beauty, just five miles to the north-east of Andover, close to Whitchurch. The village provides a good range of day to day amenities which includes a village shop and Post Office and a recreation ground with tennis court, bowling green and adjoining lake. The properties also enjoy beautiful views of open countryside and are within a short walk to the local park. Plot 2 is entered via a welcoming entrance hallway with a convenient guest cloakroom. A triple aspect kitchen/dining room displays a sleek range of wall and base units with complementing work surfaces and integrated appliances including a dishwasher, fridge/freezer, induction hob and extractor with a fitted double fan assisted oven and French doors which open to the patio terrace. The kitchen is further complemented by a separate utility room with a door to the garden. The dual aspect sitting room is a good size and also enjoys French doors to the rear garden. The first floor continues to impress with three bedrooms, all with fitted wardrobes and two of which are doubles. The principal bedroom boasts a luxury en-suite shower room and a comprehensive range of fitted wardrobes. The family bathroom serves the remaining bedrooms.

Approximate Area = 1364 sq ft / 126.7 sq m

For identification only - Not to scale



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SITUATION

The property is situated within the St. Mary Bourne and Stoke Conservation Area. The village of St. Mary Bourne has a very good range of amenities including a church, public houses, sub post office/shop, a Health Centre and an excellent Primary School that was awarded Outstanding by Ofsted in its last inspection.

The nearby towns of Andover and Newbury offer comprehensive facilities including mainline railway connections to London Waterloo (Andover) and Paddington (Newbury). There is also a good range of amenities available in the town of Whitchurch about 4 miles distant as well as a mainline railway station with trains to London (Waterloo). The A303 and A34 are easily accessible.



SPECIFICATION

- Select development of three bedroom brand new homes with beautiful countryside views
- Designed and built to a high specification and attention to detail
- Highly desirable village location in the North Wessex Downs, an Area of Outstanding Natural Beauty
- Air Source Heat Pump for energy efficiency
- En-suite shower room to the principal bedroom
- Family bathroom and guest cloakroom
- Open-plan kitchen/dining room with integrated appliances and separate utility room
- Sitting room with French doors to the garden
- Generous garden

LOCAL AUTHORITY

Basingstoke and Deane Borough Council
Council Tax Band NA

ASKING PRICE £695,000

TENURE

Freehold