

ROSE COTTAGES, 2 HURSTBOURNE TARRANT
ANDOVER, HAMPSHIRE



EVANS & PARTRIDGE







ROSE COTTAGES, 2 HURSTBOURNE TARRANT, ANDOVER, HAMPSHIRE, SP11 0BB

AN ATTRACTIVE MID TERRACE VICTORIAN COTTAGE WITH CHARACTERFUL ACCOMMODATION AND PRIVATE COURTYARD GARDEN SITUATED ON THE EDGE OF THIS EXTREMELY POPULAR VILLAGE

ENTRANCE PORCH, SITTING ROOM, DINING ROOM, GALLEY KITCHEN
TWO DOUBLE BEDROOMS, BATHROOM
PRIVATE COURTYARD GARDEN
AN AREA OF OUTSTANDING NATURAL BEAUTY
GREAT WALKS AND NEAR PUB

OFFERS INVITED AROUND: £310,000 Freehold

DESCRIPTION

A mid terrace cottage, one of a short row of just four, constructed of brick elevations beneath a slate roof. The accommodation comprises entrance porch, open plan double reception room, part divided by the open tread staircase, creating a sitting room with log burning stove and separate dining area, as well as a long functional galley kitchen with stable door to outside. To the first floor there are two double bedrooms and bathroom. Parking is available at the front of the terrace of cottages, whilst the main private courtyard garden extends to the rear of the cottage.

LOCATION

The property is situated on the edge of the village of Hurstbourne Tarrant which has a store, church, primary school, garage (for car sales only), public house with restaurant and B&B, veterinary practice and tea room. There are bus services to Newbury (about 10½ miles) and Andover (about 6 miles), where a more comprehensive range of shopping, educational and leisure facilities can be found. The nearby towns of Whitchurch and Andover have mainline railway stations providing fast services to London (Waterloo) as well as Newbury, and the A303 is close at hand allowing convenient access to London via the M3 and to the West Country.

ACCOMMODATION

Entrance Porch	Slate roof with quarry tiled floor and decorative trellis to either side. Panel door with obscure glazed fan light leading into:
Sitting Room	Coir mat at threshold. Open fireplace housing rolled steel log burning stove on slate hearth with decorative mantelpiece. Recess to either side of chimney breast. Small pane window to front aspect with views between houses towards farmland. Cupboard housing meter/fuse boxes.
Dining Room	Small pane window to rear aspect with view over the courtyard terrace. Pendant light point. Wall light points. Turning open tread staircase with exposed balustrade to either side rising to first floor. Panel latch door into:
Long Galley Kitchen	Comprehensive range of solid oak fronted high and low level cupboards and drawers incorporating leaded glazed display cabinets, full height shelved larder cupboard and broom store, shelving and under cupboard lighting. Wine rack. Roll top work surfaces with decorative ceramic tiled splash back. Under-counter oven/grill. Four ring electric hob above with extractor hood above. Space for upright fridge/freezer. Recess and plumbing for dishwasher. Space and plumbing for washing machine with space for dryer. Two small pane windows to side aspect. Two ceiling light points with spot lights. Slate effect flooring. Stable style door with bullseye panel to rear courtyard garden.

FIRST FLOOR

Landing	Down lighters. Access to loft space via hatch. Panel latch doors to:
Bedroom One	Light and airy double bedroom. Victorian cast iron fireplace with tiled hearth and recess to either side of chimney breast with built-in wardrobe cupboards. Small pane window to front aspect with views between houses to farmland and countryside. Pendant light point. Dado rail.
Bedroom Two	Double bedroom. Small pane window to rear aspect overlooking courtyard garden. Cupboard extending over stairwell. Pendant light point.
Bathroom	White suite comprising panelled steel bath with fully tiled surround, wall mounted Triton electric shower and glass shower screen. Heritage wash hand basin with tiled splash back, mirror fronted cabinet above, cupboard beneath. Low level WC with concealed cistern. Shelves recess to end of bath. Small pane window to side aspect. Ledged and braced door into cupboard housing lagged copper cylinder with immersion, storage beneath. Down lighter.

OUTSIDE

Front	The cottage fronts onto the village lane where there is parking available. The frontage is enclosed by low picket fencing. Path to entrance porch with gravel/rose border to front of cottage with winter jasmine and roses. Wide paved path from kitchen door leads along the side of the cottage with close boarded fencing to the boundary and opens into:
Main Courtyard Garden	Comprises an attractive paved terrace, which enjoys a good deal of privacy and is ideal for entertaining. Well enclosed on either side by high close boarded fencing and to the rear by brick walling. Shrub and flower borders. The property has the benefit of a gated right of way around the neighbouring property to the lane. Tap.
Services	Mains electricity, water and drainage.
Directions	SP11 0BB
Council Tax Band	C

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

www.evansandpartridge.co.uk

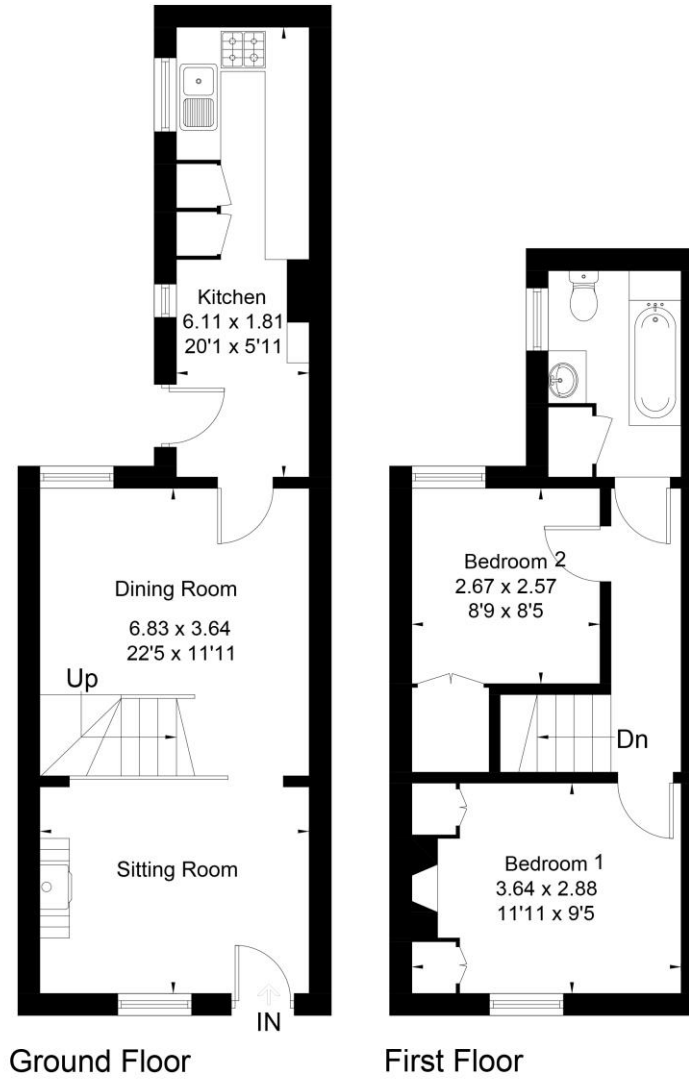
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Approximate Area = 66.7 sq m / 718 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
95-100 A		88
81-94 B		
69-80 C		53
55-68 D		
43-54 E		
31-42 F		
1-30 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		