



**EVANS & PARTRIDGE**

**1 ROSE COTTAGES, HURSTBOURNE TARRANT**

**ANDOVER, HAMPSHIRE**













# 1 ROSE COTTAGES, HURSTBOURNE TARRANT, ANDOVER, HAMPSHIRE SP11 0BB

AN ATTRACTIVE VICTORIAN END OF TERRACE TWO BEDROOM COTTAGE WITH A GOOD SIZED SIDE GARDEN INCLUDING  
PLENTY OF OFF ROAD PARKING AND A DETACHED GARAGE SITUATED WITHIN THIS POPULAR VILLAGE

THE NORTH WESSEX DOWNS - AN AREA OF OUTSTANDING NATURAL BEAUTY  
TWO RECEPTION ROOMS EACH WITH FIREPLACE  
TWO DOUBLE BEDROOMS EACH WITH FIREPLACE  
STUDY ADJOINING MAIN BEDROOM - POTENTIAL EN SUITE  
KITCHEN AND GROUND FLOOR BATHROOM  
PLENTY OF PARKING AND GARAGE

**OFFERS INVITED AROUND: £375,000 Freehold**

## DESCRIPTION

An end of terrace Victorian cottage, red brick elevations beneath a slate roof with oil fired central heating and high quality hardwood 'Tucker Joinery' double glazed windows in all the main rooms except for the sitting room, kitchen and bathroom. However, the conservatory and bathroom are also double glazed meaning all the external windows are double glazed. The accommodation includes a cosy sitting room with log burning stove, dining room also with fireplace, a long conservatory, kitchen and ground floor bathroom. On the first floor there are two square double bedrooms each with a beautiful Victorian fireplace. The main bedroom, at the back of the cottage has an adjoining room, currently used as a study, which could lend itself to being a dressing room, nursery or en suite. 1 Rose Cottages forms the end of short parade of four attractive cottages and has the benefit of large well enclosed side garden which also provides parking and a garage.

## LOCATION

The property is situated in the of the village of Hurstbourne Tarrant which has a store, church, primary school, garage (for car sales only) and tea room. St Mary Bourne, just down the valley has two excellent pubs and a lakeside cafe/farm shop. 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. The A303 is close at hand allowing convenient access to London via the M3 and the West Country.

## ACCOMMODATION

<b>Entrance Hall</b>	Picket gate to short path leading to an attractive slate covered entrance porch on exposed chamfered posts. High level trellis/screening to either side with a climbing rose. Chequered ceramic tiled floor. Hardwood panelled door with integral obscure glazed high level panel leading into:
<b>Dining Room</b>	Beautiful cast iron Victorian open fireplace with decorative ceramic tiled hearth. Deep recesses to either side of the chimney breast, one with built in shelving. Large small pane window to front aspect. Pendant light point. High cupboard conceals meter and fuse box. Pine latch door opens into:
<b>Sitting Room</b>	A further pine latch door conceals stairs rising to the first floor. Open fireplace beneath exposed brick arch housing a log burning stove on raised brick hearth. Recesses to either side of chimney breast. One with high level book shelving. Cosy recess/nook extends beneath staircase with room for sofa. Pine dado rail. Pendant light point. Internal window with view through the conservatory to rear garden. Pine latch door into:
<b>Kitchen</b>	Cork tiled flooring. Stainless steel sink with drainer. A range of high and low level cupboards and drawers. Oak effect roll top work surfaces with ceramic tiled splashback. Free standing Beko double oven with grill and four ring ceramic hob. Black aluminium splashback with extractor fan and light over. Utensil/pan hooks to one side. Space for day fridge. Ceiling light point. Internal window with view through conservatory to rear garden. Part bevel edged glazed door into conservatory. Further folding door into:

<b>Small Hall</b>	Ceiling light point. Door to bathroom and louvre double doors conceal a deep cupboard housing a recently replaced (2021) Grant oil fired combi boiler, slatted airing shelves above.
<b>Bathroom</b>	White suite, panelled bath with fully tiled surround, mixer tap/handheld shower attachment to one end with overhead shower mount. Curved chrome shower curtain rail. Pedestal wash hand basin, low level WC, chrome towel radiator. Obscure glazed window. Ceiling light point and extractor fan.
<b>Conservatory</b>	A long lean-to structure constructed of brick plinths supporting UPVC double glazed elevations beneath a profile plastic roof. UPVC/glazed door to outside. Wall light. Views over the garden.
<b><u>First Floor</u></b>	
<b>Central Landing</b>	Pendant light point. Loft hatch and latch doors to:
<b>Bedroom 1</b>	Large double bedroom featuring beautiful cast iron Victorian fireplace. Recesses to either side of the chimney breast. Exposed T&G pitch pine panelling to one wall with deep built in wardrobe over part of staircase. Large small pane window overlooking the rear garden. Pendant light point. Door and step down into:
<b>Study / Potential En Suite</b>	Currently used as a study but an ideal dressing area, nursery or potential en suite. Pendant light point. Window to side aspect.
<b>Bedroom 2</b>	Large small pane window to front aspect, with views to either side of houses across farmland and countryside. Victorian cast iron fireplace with recesses to either side of chimney breast. Pendant light point.
<b><u>Outside</u></b>	
<b>Front</b>	A small picket fence enclosed front garden. Rose, Lavender and flower border.
<b>Main Garden</b>	Vehicular access off lane to the side of the cottage onto a gravel driveway providing plenty of parking and access to a single garage of basic construction beneath a corrugated roof with double doors to front. The main areas of garden lie to either side of the garage comprising lawn with well stocked herbaceous borders. Tall timber fencing screens the side boundary as well some tall Conifers. The rear boundary is enclosed by brick walling and the front by mature tall hedging plants. To the rear of the house there is a raised oil tank and timber garden shed. Agent's Note: Pedestrian Right of Way for neighbouring cottage to pass round 1 Rose Cottages to and from the lane.
<b>Services</b>	Mains water, electricity and drainage. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP11 0BB
<b>Council Tax</b>	C

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

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Approximate Floor Area = 80.0 sq m / 861 sq ft  
Garage = 12.0 sq m / 129 sq ft (Excluding Shed)  
Total = 92.0 sq m / 990 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #86560

