



**NO. 2 HORSESHOE COTTAGES, HORSESHOE LANE  
IBTHORPE, HURSTBOURNE TARRANT**

**EVANS & PARTRIDGE**





















# **NO. 2 HORSESHOE COTTAGES, HORSE SHOE LANE, IBTHORPE, HURSTBOURNE TARRANT,**

**AN EXCITING OPPORTUNITY TO PURCHASE THIS ATTRACTIVE PERIOD COTTAGE IN AN IDYLIC SETTING OFF HORSESHOE LANE IN IBTHORPE A HIGHLY SOUGHT AFTER AND PRETTY HAMLET IN THE BOURNE VALLEY AND AN AREA OF OUTSTANDING NATURAL BEAUTY**

**BEAUTIFUL QUIET SETTING  
GREAT SCOPE AND POTENTIAL  
MODERN CAR BARN / WORKSHOP  
EXTENSIVE COUNTRY WALKS  
AN AREA OF OUTSTANDING NATURAL BEAUTY**

**OFFERS INVITED AROUND: £425,000 Freehold**

## **DESCRIPTION**

A charming semi-detached Grade II Listed period cottage constructed with attractive brick elevations beneath a slate roof; with the benefit of an oak frame car barn/workshop, off road parking and a level garden. The front facing windows have recently been replaced with high quality Tucker Joinery casements. The utility and shower room have been fairly recently modernised. The property does require modernisation which give the new owners the scope to style and finish the property to their own taste. This property provides a beautiful setting to live, being a horseshoe shaped lane it is only used by the occupants, their visitors and deliveries. There is direct access and extensive walking in the stunning surrounding countryside. The lane is quiet and contains a beautiful variety of period and modern homes of various sizes.

## **LOCATION**

The property is situated along Horseshoe Lane in the sought after hamlet of Ibthorpe, it is used as access to properties only. The nearby village of Hurstbourne Tarrant has a store, community centre which hosts of range of social activities, church and primary school. A comprehensive range of shopping, educational, cultural and leisure facilities can be found in Newbury (11 miles), Andover (6 miles) and the cathedral city of Winchester (22 miles). There are frequent trains from nearby Whitchurch and Andover to London. The M3, M4, A34 and A303 offer fast routes to London, Oxford and the North, the South Coast and the West Country.

## **ACCOMMODATION**

<b>Hall</b>	Door into sitting room. Further latch-panel door into study.
<b>Sitting Room</b>	Recently replaced window to the front aspect overlooking the main garden. Attractive open brick fireplace with raised brick edged flagstone hearth housing log burning stove, with display sill above. Deep recesses to either side of chimney breast with built in shelving and one low-level cupboard. Central ceiling light point. Latch door concealing staircase rising to the first floor. Additional latch door into inner hall.

<b>Study</b>	Recently replaced window overlooking the front garden.
<b>Inner Hall</b>	Connecting kitchen/dining room, ground floor bedroom and family shower room. Fluorescent strip light. Exposed beam over entrance into:
<b>Kitchen/Dining Room</b>	Dual aspect with double glazed windows to either side. solid fuel Rayburn (re-furbished 2024) range on quarry tiled hearth. Range of high and low level cupboards and drawers. Stainless steel sink with mixer tap and drainer. Roll top work surfaces with ceramic tile splashbacks. Door into:
<b>Bedroom Three (Ground Floor)</b>	Large window to side aspect. Wall and ceiling light points. High level alcove with shelving.
<b>Utility Room</b>	Generously proportioned with rear facing picture window. Roll-top work surfaces and range of high- and low-level cupboards. Stainless steel sink and drainer. Double doors conceal cupboard housing lagged copper cylinder with fitted immersion, slatted shelving to one side. LED downlighters. Door to driveway.
<b>Family Shower Room</b>	White suite comprising pedestal wash hand basin, low-level WC and corner curved glass/tiled enclosure with Triton Reba electric shower. Mirror fronted medicine cabinet. Ceramic tiled flooring and tiled walls. Obscure glazed window. Extractor fan and ceiling light point.
<b>First Floor Landing</b>	Window to side aspect, ceiling light point and loft access hatch. Double doors conceal deep linen cupboard. Two latch doors into:
<b>Bedroom One</b>	Recently replaced small-paned window to front aspect overlooking the main garden and beyond towards countryside. Chimney breast with deep alcove to one side. Built-in wardrobe to the opposite side. Ceiling light point.
<b>Bedroom Two</b>	Recently replaced small paned window to front aspect, with further window to gable end. Ceiling light point.
<b>Outside</b>	Access off Horseshoe Lane onto paved and grass driveway with additional paved hardstanding for parking. The front garden is level and mainly laid to lawn with inset rose border to one side, enclosed by picket and post-and-rail fencing with tall privet hedging to the remaining boundary. The driveway continues to the side of the cottage, leading to a further concrete hardstanding/car parking space to the front of:
<b>Car Barn/Workshop</b>	Constructed of brick and weatherboard elevations beneath a slate roof. Oak frame. Lighting and power connected. Double doors to the front and two large windows overlooking the rear garden.
<b>Rear Garden</b>	Concrete and gravel path leading around to the rear of the property. Low brick retaining wall and raised level lawn. Boundaries enclosed by fencing.
<b>Services</b>	Mains water and drainage, Solid Fuel heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP11 0BY



**Council Tax Band**

Test Valley Borough Council - Band D

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

**Tel. 01264 810702**

**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

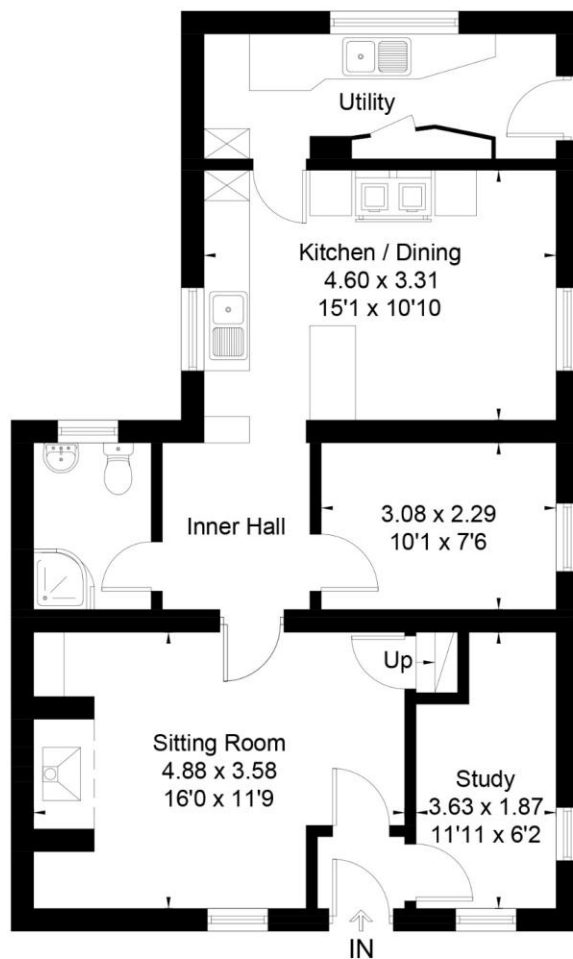
**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)  
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**



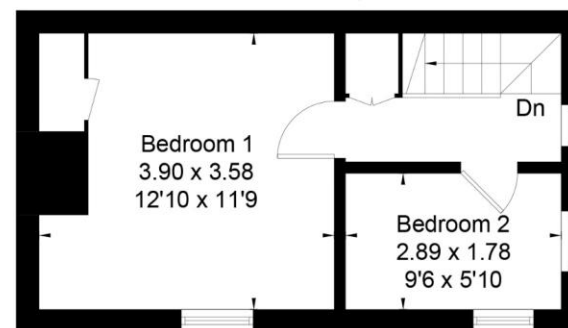
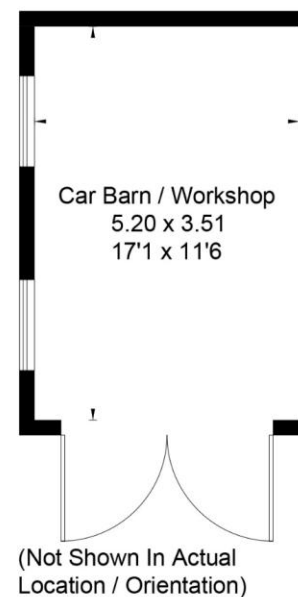
Approximate Floor Area = 92.9 sq m / 1000 sq ft  
 Car Barn / Workshop = 18.2 sq m / 196 sq ft  
 Total = 111.1 sq m / 1196 sq ft



[ ] = Reduced head height below 1.5m



Ground Floor



First Floor



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 #98793

