



EVANS & PARTRIDGE

**RHUBARB COTTAGE
ST. MARY BOURNE**











RHUBARB COTTAGE, ST. MARY BOURNE, ANDOVER, HAMPSHIRE, SP11 6AR

A RECENTLY BUILT DETACHED HOUSE FEATURING BEAUTIFULLY PRESENTED LIGHT AND AIRY ACCOMMODATION WITH MODERN OPEN PLAN LIVING, LANDSCAPED GARDEN, GARAGE / WORKSHOP AND OFF ROAD PARKING, SET BACK FROM THE ROAD IN A QUIET POSITION WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE

THE BOURNE VALLEY WITHIN THE NORTH WESSEX DOWNS – AN AREA OF OUTSTANDING NATURAL BEAUTY

**RECEPTION HALL, SIDE HALL, CLOAKROOM
OPEN PLAN LIVING ROOM WITH DINING AREA AND KITCHEN / BREAKFAST ROOM
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, BEDROOM TWO, BEDROOM THREE / STUDY, BATHROOM
GARAGE WITH EV CHARGING AND PARKING
ATTRACTIVELY LANDSCAPED WELL ENCLOSED GARDEN
AIR SOURCE HEAT PUMP AND EPC RATING B**

GUIDE PRICE: £655,000 Freehold

DESCRIPTION

Rhubarb Cottage is a rare find: a high specification detached home completed in 2022, set quietly back from the road in the heart of St Mary Bourne - the surrounding streets are defined by period cottages and thatched houses within the North Wessex Downs Area of Outstanding Natural Beauty - and the property has been designed to sit comfortably within that character while offering every modern comfort. The ground floor is built around light and sociability. An expansive open plan living, dining and kitchen space flows through full height folding doors onto a cottage garden, making indoor-outdoor entertaining entirely natural. The vaulted dining ceiling and valley views from the living room give the space a sense of occasion; the kitchen, with its polished quartz surfaces and integrated appliances, is equally considered. Upstairs, the principal bedroom features its own vaulted ceiling and en-suite shower room, with two further well-proportioned bedrooms and a family bathroom completing the first floor. Throughout, the finish is consistently high: porcelain tiled floors, oak detailing, and a turning staircase with glass balustrades. The property benefits from the balance remaining on its LABC build warranty and an EPC rating of B - a home that is as well built as it is well appointed.

LOCATION

The property is situated in the village of St Mary Bourne, renowned for its many period houses and cottages and the surrounding undulating countryside. The village has a primary school, doctor's surgery, church, modern village hall, a Post Office, café and shop, car garage and two popular public houses. An excellent rail service to Waterloo - ideal for commuters - 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. The A34 and A303 roads and M3 and M4 motorways are all within easy reach.

ACCOMMODATION

Approach	Composite part glazed door into:
Reception Hall	Window to side aspect. LED down lighters. Porcelain tiled floor. Double doors into plant room/store housing meter/fuse box and equipment for air source central heating. Oak bevel edged glazed door into stunning open plan living accommodation comprising living room, dining area with vaulted ceiling and luxury kitchen/breakfast room.
Living Room	Contemporary inset LPG remote controlled fire with oak sill over and media area above. Three display recesses to either side with inset down lighters. Tall aluminium frame window with views over the front garden and beyond to the other side of the valley. LED down lighters. Coving. Porcelain, underfloor heated tiled floor. Turning staircase with oak/glass balustrades rising to half landing and first floor.
Dining Area	Triple aspect with high vaulted ceiling. Full height folding glazed doors to rear and either side aspect with views over the terrace and garden. Apex glazing to front aspect. Pendant light point (ideal for chandelier). Porcelain tiled floor.
Luxury Kitchen/Breakfast Room	Ceramic sink unit with polished quartz drainer and mixer tap with hand held jet fitting. Polished quartz work surfaces with similar upstand. Range of high and low level cupboards and drawers incorporating pan drawers. Integrated fridge, freezer, dishwasher and washing machine. Recently installed water softener. Eye level Neff oven with slide-n-hide door. Quartz topped peninsular unit with breakfast bar, cupboards and drawers beneath and inset four ring induction hob with flush fitting white glass extractor hood in ceiling above. Floating display shelving. Porcelain tiled floor. LED down lighters. Window on three aspects. Oak bevel edge glazed door into:
Side Hall	Half glazed door to terrace and garden. Porcelain tiled floor. Coat hooks. LED down lighters. Oak door into:
Cloakroom	White suite comprising wash hand basin with mixer tap set in roll top sill, cupboard beneath and low level WC with concealed cistern. Part textured tiled walls. Porcelain tiled floor. Chrome towel radiator. LED down lighter. Extractor fan.

FIRST FLOOR

Half Landing and Stairwell	Double height ceiling. Oak display sills. Velux light to rear aspect.
Main Landing	Balustrade overlooking stairwell. High ceiling with pendant light point.
Principal Bedroom	Double bedroom with high vaulted ceiling. Dormer window to front aspect. Twin built-in wardrobe cupboards and bed side tables. Pendant light point. Oak obscure glazed door into:
En Suite Shower Room	White suite comprising wash hand basin with mixer tap set into sill with cupboards beneath and WC with concealed cistern to side, both with tiled splash back, shaver socket and electric mirror with light and heater above. Glass door into porcelain tiled enclosure with power shower. Chrome towel radiator. Ceramic tiled floor and part tiled walls. High profile ceiling with LED down lighters. Extractor fan. Velux light to rear aspect. Cupboard housing pressurised hot water cylinder, expansion tank and plant for solar water heating.

Bedroom Two	Double bedroom with high vaulted ceiling. Dormer window to front aspect. Two built-in wardrobe cupboards and bed side storage.
Bedroom Three/Study	Single bedroom. Velux light to front aspect. High profile ceiling with pendant light point.
Bathroom	White suite comprising panelled bath with textured tiled surround, and mixer tap with retractable hand held shower attachment. Wash hand basin with mixer tap set into roll top sill with storage beneath and low level WC with concealed cistern to side. Ceramic tiled floor and part tiled walls. Mirror and shaver socket. Chrome towel radiator.
OUTSIDE	The property is situated in the heart of the village yet set back off a private gravelled road which leads to a long gravelled parking space to the front of the adjoining brick under tiled garage, which shares a party wall with the neighbouring property.
Single Garage	Constructed of brick elevations beneath a tiled roof. Two hinged leaf doors to front. Light and power connected with a Pod Point EV charger already installed. Strip lighting and a large boarded mezzanine for storage. Personnel door to side.
Main Garden	Comprises a level lawn with a generous sandstone paved terrace with brick capped rendered walling at the boundary, giving a courtyard feel and ideal for entertaining. Lavender and photinia border. Path leads round to side porch door. Concealed bin storage area. Outside lighting. Outside tap. Further courtyard area to side of entrance porch enclosed by high feather edge fencing and brick capped rendered walling to rear boundary. Sandstone path with shingle borders. Samsung air source heat pump.
The Gardens	Iron gate and wide sandstone path leads to the front entrance with an outside lantern style light. A shingle and Indian sandstone terraced area extends to one side of the house where there are raised timber edged herb, vegetable and shrub borders. Wheelie bin stall. The main garden extends to the front of the property and has recently been enlarged and enclosed by iron railing and a colourful Photinia hedge to the far side of the property which is accessed via the garden and from the dining area. There is a further larger sandstone terrace ideal for barbeques and evening sun, enclosed to the side boundary by a smooth rendered brick capped wall. To the front there is a line of lavender and planting with three lovely topiary Photinia trees. A small walled courtyard area extends to the rear of the garage providing a great space for storage or room for a shed if preferred.
Services	Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP11 6AR
Council Tax	Basingstoke and Deane Borough Council - Band E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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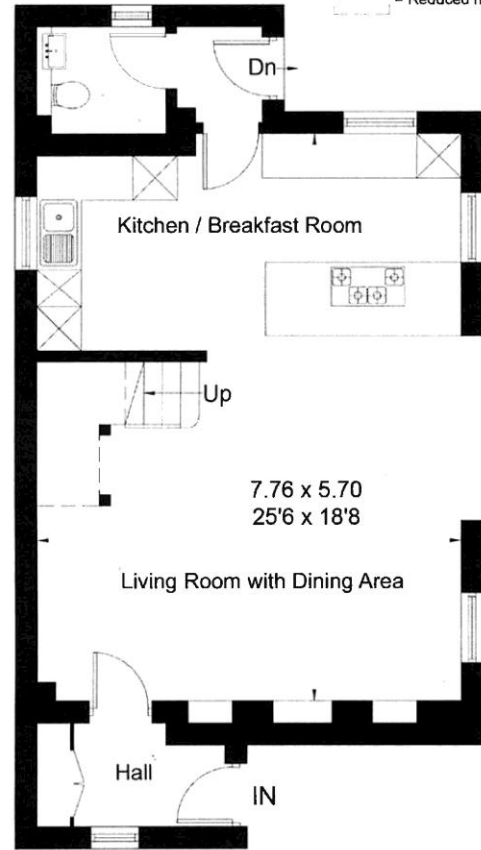
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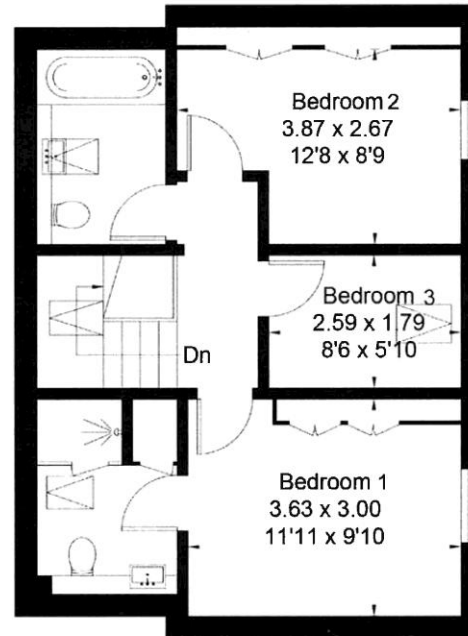
Approximate Area = 103.5 sq m / 1114 sq ft
 Garage = 23.2 sq m / 250 sq ft
 Total = 126.7 sq m / 1364 sq ft
 Including Limited Use Area (1.9 sq m / 20 sq ft)



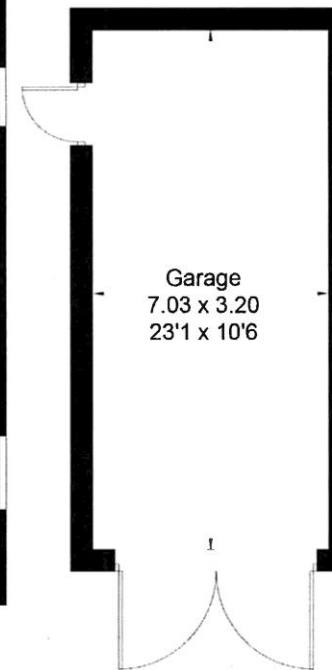
 = Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 308227

Score	Energy rating	Current	Potential
92+	A		94A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		