EVANS & PARTRIDGE
RIVERSIDE COTTAGE
HURSTBOURNE TARRANT

RIVERSIDE COTTAGE, CHURCH STREET, HURSTBOURNE TARRANT, ANDOVER, HAMPSHIRE, SP11 0AX

A CHARMING DETACHED PERIOD COTTAGE WHICH DATES BACK TO THE 1600S TOGETHER WITH A BARN STYLE EXTENSION PROVIDING VERSATILE ACCOMMODATION AND FEATURING AN ATTRACTIVE SOUTH WESTERLY FACING GARDEN WITH BEAUTIFUL COUNTRYSIDE VIEWS SITUATED NEAR THE CHURCH IN THIS SOUGHT AFTER VILLAGE THAT IS WITHIN EASY REACH OF A MAINLINE STATION.

THE NORTH WESSEX DOWNS AN AREA OF OUTSTANDING NATURAL BEAUTY
OFF ROAD PARKING FOR TWO CARS AND A GARAGE
SHOP/POST OFFICE AND WELL REGARDED PRIMARY SCHOOL
ATTRACTIVE GARDENS AND OPEN VIEWS
EXTENSIVE AND BEAUTIFUL WALKS FROM THE GARDEN

OFFERS INVITED AROUND: £525,000 Freehold

DESCRIPTION

An attractive detached Grade II Listed cottage constructed of timber frame with infill rendered panels, and brick and flint elevations beneath a thatched roof, with a modern barn-style extension under tile projecting to the rear. The characterful accommodation, featuring beautiful exposed beams and timbers throughout the original cottage, includes a triple-aspect sitting room, central dining room with log-burning stove and kitchen; while the barn-style section provides a vaulted living room with glazed doors opening onto the patio and rear garden, together with a double bedroom and shower room which also serves as a ground floor WC. To the first floor are three cottage bedrooms and a bathroom, with a second spiral staircase allowing the rooms to function independently, although two of the bedrooms are also interconnected by a doorway. The property enjoys an idyllic setting with the River Swift, a winterbourne stream, running to the front. The cottage and its neighbour have vehicular access via a small bridge over a chalkstream, leading to parking and a garage. Direct access to countryside walks. The main rear garden, enjoys a south-westerly aspect, is of a good size, and benefits from beautiful open views across farmland and up the side of the valley. The property is conveniently situated close to the church and a highly regarded primary school.

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 town of Whitchurch (6 miles) has a mainline station to Waterloo (59 minutes) Andover and Newbury also have mainline railway stations. The A303 is close at hand allowing convenient access to London via the M3 and the West Country.

ACCOMMODATION

Approach The parking area is situated at the back of the rear garden and concrete steps descend to a rear entrance where a painted panelled door leads into:

Kitchen	Dual aspect ceramic sink unit with mixer tap and drainer to one side. Roll top work surfaces with metro tiled splash back. A range of low level cupboards and drawers. Under counter double oven and grill with four ring ceramic hob above. Integrated slimline dishwasher and recess with plumbing for washing machine. Ceramic tiled flooring. Exposed framework and ceiling joists. Small pane windows to front and side aspect. Wide opening within exposed framework into:
Dining Room/Extended Kitchen Area	Open fireplace housing cast iron log burning stove on raised brick hearth. Similar ceramic tiled flooring continues to either side of the fireplace in the same style as the kitchen where there are further roll top work surfaces with cupboards and open fronted storage beneath. Turning staircase rising to the first floor and latch door to understairs cupboard. Window to front aspect and front door to front garden. Exposed ceiling beam and joists with heavy exposed framework on two walls. Two further high windows to the rear aspect. Panelled door into:
Sitting Room	Triple aspect. Two windows to the front aspect, two windows to the rear aspect with views up the side of the valley and a further window at the gable end. Exposed ceiling beams and timbers as well as central upright post and exposed framework to one elevation. Central pendant light point. Corner spiral staircase rising to bedroom two. Pitch pine latch door into:
Inner Hall	Split level deep alcove ideal for coat hooks and storage. Window to side aspect. Fuse boxes. Pine latch doors to shower room and living room located within the barn and featuring a high vaulted ceiling with three exposed collar beams. High double doors at either end to mezzanine storage areas. Spot lights. Two conservation lights to the side aspect and wide central glazed doors opening onto the rear garden and patio. Further latch door into:
Bedroom One	A double bedroom with window to the rear aspect enjoying attractive views towards farmland and countryside. Built in corner wardrobes and pendant light point.
Shower Room	Wash hand basin with tiled splash back. WC. Curved glass screen and shower area with tiled surround. Overhead and handheld attachments. Tall chrome tower radiator. Small window at gable end. Ceiling light and extractor fan.

FIRST FLOOR

Central Landing	Exposed beams and two pendant light points. Doors to bedrooms two and four and bathroom.
Bedroom Two	Double bedroom with attractive exposed framework on two walls. Built-in cupboard. Wide small pane window to the front aspect. Pendant light point. Further doorway linking through to:
Bedroom Three	A small double bedroom with exposed framework to one wall. Shelving and hanging space. Exposed purlins and a window to the gable end overlooking the school playing field and countryside beyond. Pine latch door conceals the spiral staircase descending to the sitting room.
Bedroom Four	Window to front aspect. Exposed framework. Exposed T & G panelling to one wall and built in corner double wardrobe. Pendant light point.
Bathroom	Panelled bath with mixer tap/handheld shower attachment to one end and tiled surround. Wash hand basin with cupboard beneath, WC. Window to side aspect. Cupboard housing hot water cylinder and expansion tanks. Exposed framework, purlins and central ceiling light point.

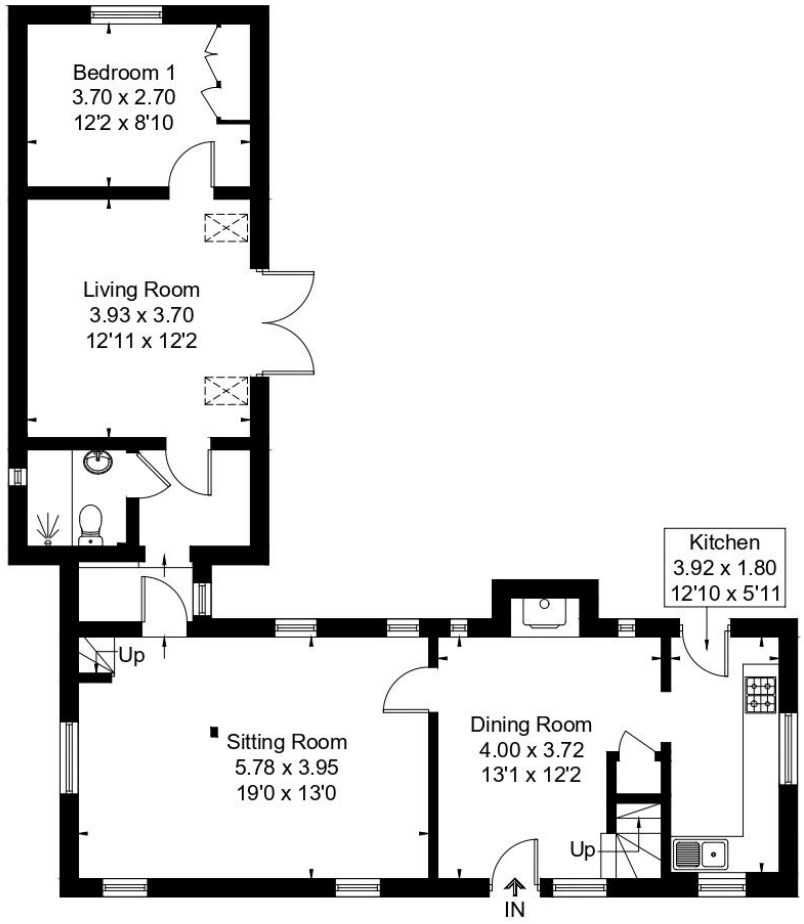
OUTSIDE	Access off the lane across a concrete bridge with iron railings on either side to tarmac and grass track providing access to the parking area at the back of the site. Space for two cars and a timber frame and clad garage with up and over door. Storage shed located to one side.
Front Garden	Access via a picket gate beside the bridge. Laid to lawn with herbaceous and shrub borders enclosed by privet hedging.
Rear Garden	The main rear garden enjoys a southerly aspect and comprises a good sized lawned area. The patio in front of the living room doors is interspersed with flowers, shrubs and a flowering Cherry tree. The garden is mainly enclosed by Beech hedging and fencing.
Services	Mains water and drainage. Electricity. Oil central heating. **Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.**
Directions	SP11 0AX
Council Tax	Test Valley Borough Council - Band E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
Tel. 01264 810702
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.

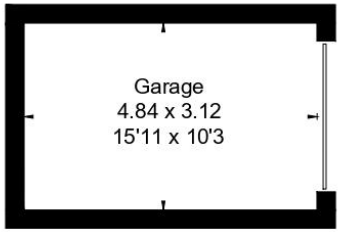
Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF

Approximate Floor Area = 122.9 sq m / 1322 sq ft
Garage = 15.1 sq m / 163 sq ft
Total = 138.0 sq m / 1485 sq ft

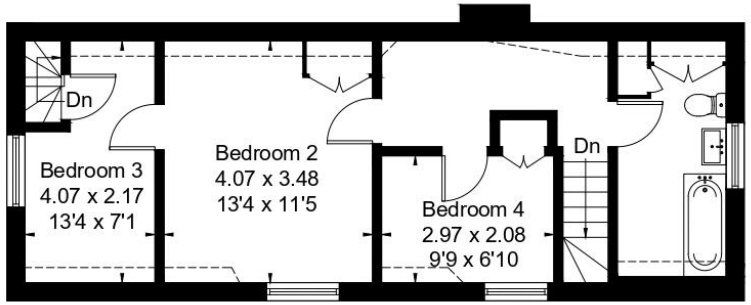


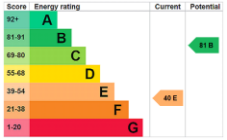
Ground Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



First Floor

Drawn for illustration and identification purposes only by @fourwalls-group.com #108063