



EVANS & PARTRIDGE

BOUNDARY COTTAGE
HURSTBOURNE TARRANT











BOUNDARY COTTAGE, IBTHORPE LANE, HURSTBOURNE TARRANT, ANDOVER, HAMPSHIRE,

**A DETACHED CHARACTER COTTAGE FEATURING A LARGE REAR GARDEN WITH A SOUTH WESTERLY ORIENTATION AND
GENEROUS OFF ROAD PARKING SITUATED IN THE BOURNE VALLEY, AN AREA OF OUTSTANDING NATURAL BEAUTY**

**DETACHED COTTAGE WITH WELL PRESENTED ACCOMMODATION
AMPLE OFF ROAD PARKING AND CARPORT
SPACIOUS REAR GARDEN OF APPROX 1/3RD ACRE WITH OFFICE/WORKSHOP INCORPORATING UTILITY
TWO RECEPTION ROOMS - KITCHEN - SHOWER ROOM
THREE FIRST FLOOR DOUBLE BEDROOMS - BATHROOM
DIRECT ACCESS FROM THE GATE TO COUNTRY WALKS
CHICKPEA "THE GREAT DECOY" PUB IN SHORT WALK**

GUIDE PRICE: £565,000 Freehold

DESCRIPTION

A detached Grade II Listed period cottage formerly two cottages in part understood to date back to the 1500s. The property has been added to over the centuries with interesting and characterful elevations including exposed timber frame with infill brick and rendered sections as well as extensive brick and flint work all beneath a thatched roof. The accommodation includes a reception hall and WC with shower, dual aspect sitting room with impressive fireplace and log-burning stove, large dining room, and a triple aspect kitchen. The first floor includes three good double bedrooms and a bathroom. There is plenty of off road parking, a car port and a long south westerly facing rear garden of approximately a third of an acre.

LOCATION

The property is situated in the village of Hurstbourne Tarrant which has a store, church, primary school, garage (for car sales only) and tea room. The village pub has recently re-opened as a new Chickpea venue called The Last Decoy. 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

Approach

Access is granted via the rear of the property from an unmade track. Wooden gate through brick and flint wall into rear garden. Steps leading down to part glazed door with lantern light to one side.

Hallway

Doors leading to dining room, sitting room, bathroom and stairs leading to first floor. Window to rear aspect. Exposed beams. Pendant ceiling lights. Engineered oak floor. Storage under stairs.

Dining Room	Ledged and braced door leads into an attractive room with exposed timber frame work. Windows on two aspects. Inglenook fireplace with recessed bread oven and housing steel log burning stove with large glass display doors on stone hearth. Hot plate and integrated oven within the stove. Wall mounted lights. Secondary glazing. Radiator.
Downstairs Shower Room	Mid level cistern WC. Hand wash basin with upstand. Glazed shower enclosure with handheld mixer. Recessed shelf. Xpelair extractor. Ceiling downlight. Window to front aspect with obscure glass and secondary glazing.
Sitting Room	Windows on two aspects. Exposed timber framework. Wall mounted lighting. Inglenook fireplace housing log burning stove set on stone hearth with decorative beam above. Recess to one side. Ledged and braced doors leading to kitchen. Ceiling downlighters.
Kitchen	A light and bright room. Windows on three aspects. Half glazed stable door leading to rear garden and patio. High and low level cupboards with butcher's block style worktops. Two separate sinks, both with single bowls, central mixer taps and drainer boards. AEG induction hob with extractor above. Bosch oven and under counter grill. Recess and plumbing for dishwasher. Recess for fridge. Grant oil fired boiler. LED striplights.

FIRST FLOOR

Landing	Window to rear aspect. Doors leading to bathroom, bedroom one and airing cupboard housing hot water cylinder with shelving above. Exposed timber framework. Ceiling pendant light point.
Principal Bedroom	An impressive room with vaulted ceilings and exposed timber framework. Windows on two aspects with secondary glazing. Ceiling pendant light point. Open fireplace (not in use). Full height built in wardrobes with T & G panelling.
Bathroom	White suite comprising of P shaped bath with shower above and glass shower screen. Metro tiling on two walls. Obscure glass window to front aspect. Close coupled WC. Heated towel radiator. Hand wash basin with upstand and central mixer tap. Ceiling pendant light.
Second Landing	Window to front aspect. Ceiling downlighters. Exposed framework. Doors to bedrooms two and three.
Bedroom Three	Step down into vaulted room with exposed timber framework. Windows to both aspects. Crittall window with secondary glazing and attractive lattice lead work. Ceiling pendant light point. Radiator.
Bedroom Two	Window to rear aspect. Built in wardrobes with T & G panelling. Exposed framework. Ceiling pendant light point. Radiator.
Rear Garden	An attractive well enclosed private rear garden. Raised terrace, ideal for entertaining. Attractive brick and flint walls to either side. Low level raised borders with well established shrubs and flowers.
Utility Room/Study Office	UTILITY: Brick and flint walls under a tiled roof. Panelled stable door leads into utility room. Window to one aspect. Stainless steel sink with drainer, storage below. Recess and plumbing for washing machine. Ample space for extra freezers and storage. High level cupboards to one side. LED striplight. Door leads into STUDY: Light and power. Window to one aspect. Concrete floor. Ceiling downlighter.

Garden	A large garden with different entertaining spaces. Oil tank behind utility/workshop. Brick and flint wall. Established mature trees and shrubs. Gravel path with edging leads to further areas. Established natural pond. Pathway leads to parking area with timber framed carport. Parking is approached via a wide private access off the unmade lane to a large extensive parking area for several cars. Outside tap. Additional path to garden gently inclines to former vegetable garden and fruit cage. Established hedging to both sides. At the top of the garden is a timber shed and its elevated position offers attractive views across the valley. The garden offers great versatility and potential.
Services	Mains water, drainage and 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 0BQ
Council Tax	Test Valley Borough Council - Band F

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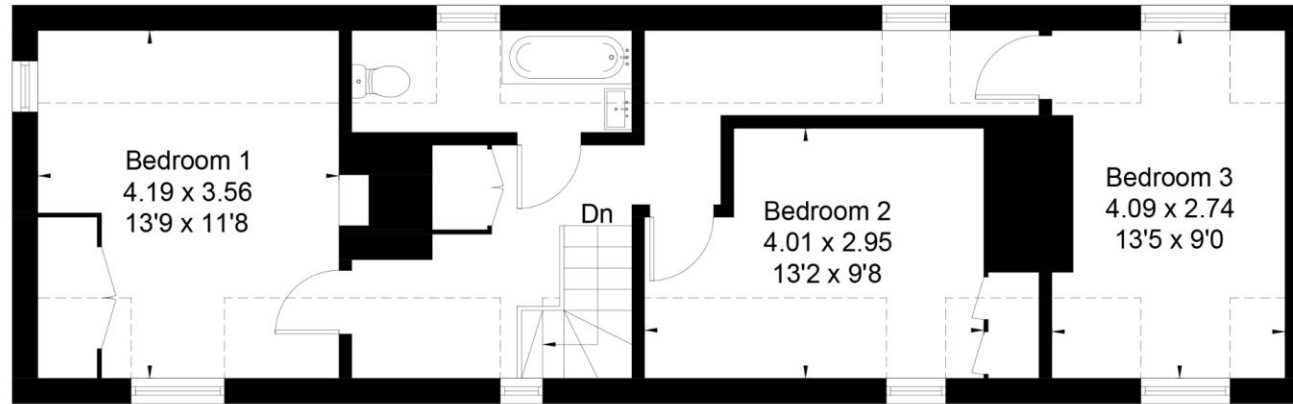
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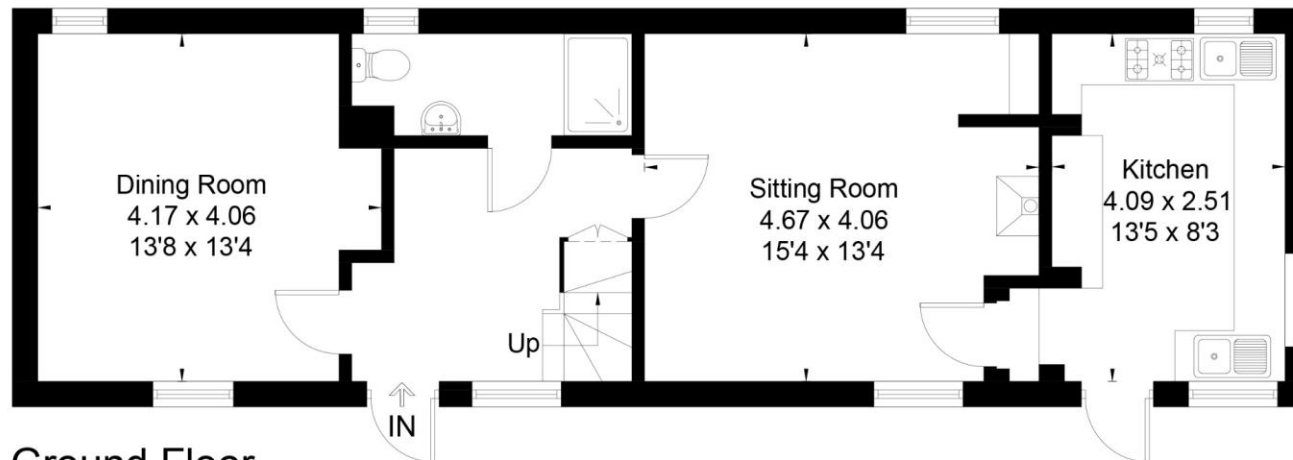
Approximate Floor Area = 122.3 sq m / 1316 sq ft
 Garage / Storage = 14.2 sq m / 153 sq ft
 Total = 136.5 sq m / 1469 sq ft



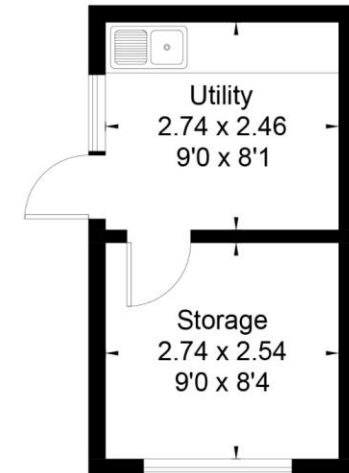
[Dashed line] = Reduced head height below 1.5m



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)



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