EVANS & PARTRIDGE
8 JAMAICA FARM
ST. MARY BOURNE, HAMPSHIRE

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8 JAMAICA FARM, ST. MARY BOURNE, ANDOVER, HAMPSHIRE, SP11 6DS

A SEMI DETACHED PERIOD COTTAGE FORMING PART OF AN ATTRACTIVE RURAL COURTYARD DEVELOPMENT SURROUNDED BY COUNTRYSIDE AND FEATURING A BEAUTIFULLY LANDSCAPED AND COMPLETELY PRIVATE GARDEN OVERLOOKING THE ADJOINING FARMLAND

PLENTY OF PARKING AND AN ENCLOSED CARPORT WITH BIKE STORE
SOUTHERLY FACING GARDEN AND RURAL VIEWS
COUNTRY WALKS FROM THE DOOR
THREE BEDROOMS - BATHROOM
OPEN PLAN SITTING/DINING ROOM - GARDEN ROOM
KITCHEN - SMALL UTILITY - CLOAKROOM
NO ONWARD CHAIN

OFFERS INVITED AROUND: £535,000 Freehold

DESCRIPTION

Jamaica Farm is an exclusive courtyard development of sympathetically converted period farm buildings, set in a rural location on the edge of St Mary Bourne and enjoying the character of its original agricultural heritage alongside attractive countryside surroundings. Number 8 occupies an enviable position on the edge of the development and is attractively constructed of whitewashed, mainly cob elevations beneath a slate roof. The well presented accommodation includes a good sized open plan sitting/dining room with fireplace and log burning stove, a separate garden room, fitted kitchen, small utility room and adjoining ground floor cloakroom. The first floor provides a characterful and well proportioned main bedroom, two further bedrooms and a bathroom with shower. A particular feature of the property is the private, southerly facing garden, which has been attractively landscaped and is predominantly level, with a terrace immediately behind the house and a larger split level terrace and raised deck along the rear boundary from where fabulous open views are enjoyed over the adjoining farmland. Despite its rural setting, the Bourne Valley Inn can be

LOCATION

The property rurally located on the northern outskirts of St Mary Bourne. A footpath can be taken down to the Bourne Valley Inn. The village, which is renowned for its many period houses and cottages and the surrounding undulating countryside, has a primary school, doctor's surgery, church, modern village hall, a Post Office and shop, as well as two public houses and recreation ground with cricket pitch. The nearby towns of Andover (about five miles distant) and Winchester and Newbury offer fast mainline rail services to Waterloo and Paddington respectively, together with a comprehensive range of shopping, educational and leisure facilities. An excellent rail service to Waterloo is also available from Whitchurch, about three miles distant. The cathedral city of Winchester is approximately a twenty minute drive away. The A34 and A303 roads and M3 and M4 motorways are all within easy reach.

ACCOMMODATION

Approach Shingle edged sandstone path to front entrance. Recessed outside light. Part small pane glazed panelled door leading into open plan sitting room with dining area:

Sitting Room Attractive deep open brick fireplace housing log burning stove with recessed slate hearth to front. Deep recesses to either side of the chimney breasts; the wider of the two has a media shelf with open fronted storage beneath and display/bookshelves over, the narrower recess has shelving. Oak flooring. Window to front aspect. Wide half glazed double doors with deep angled reveals open into the garden room and provides a view through to the rear garden and farmland beyond. Central LED downlighter.

Dining Area Space for table and dresser. Oak flooring continues. A latch door conceals turning staircase rising to the first floor. A further latch door provides access to a deep understairs cupboard which also houses the meter and fuse box. Pendant light point. Wide opening step up. Latch door into:

Kitchen L-shaped roll top work surface with ceramic tile splash back. A range of hand built colour washed high and low level cupboards and drawers including high level open fronted cabinets. Undercounter oven and grill with wide five zone induction hob above. Extractor fan with light in decorative hood. Integrated Hotpoint dishwasher. Stainless steel sink unit with drainer, corner mixer tap incorporating a handheld jet, filter drinking water tap and instant boiling water tap. Limestone tiled flooring. Recess ideal for fridge/freezer. LED downlighters. Window to the front aspect. Opening into:

Utility Area Long roll top surface with recess and plumbing beneath for washing machine, space beside for tumble dryer, water softener at end. High level hand built cream washed double cupboard with open fronted storage to either side. Limestone flooring continues. Half glazed stable style door to the rear terrace and garden. Ceiling spotlight. Latch door into:

Cloakroom Mosaic tiled sill with inset basin and tile splashback, double cupboard beneath. Low level WC. Limestone flooring. Pendant light point. Extractor fan.

Garden Room An excellent extension comprising of brick plinths with supporting timber framed double glazed elevations beneath a high profile slate and part glazed room with blinds. African slate flooring throughout. Wall light points. Central heating radiator. Part glazed double doors open onto the rear terrace. The room enjoys superb views over the main, attractively landscaped, garden and toward adjoining farmland.

FIRST FLOOR

Central Landing Balustrade overlooking stairwell. Window to rear aspect with deep display sill and countryside views. Loft hatch. LED downlighters. Latch doors to:

Principal Bedroom A large double bedroom. Central space for double bed with a range of built in wardrobe cupboards extending to either side. Floating pine display sills. Window to front aspect. LED downlighters.

Bedroom Two Good size for a guest bedroom (currently a nursery). LED downlighters. Window to front aspect with view to one side toward farmland and countryside.

Bedroom Three Window to front aspect. Skeiling ceiling. Exposed purlin. LED ceiling spotlights.

Bathroom	White suite comprising panelled bath with tiled surround, ideally positioned for views over the rear garden and toward farmland. Tiled sill with inset basin, double cupboard beneath, splashback, glass sill, mirror and striplight above. Folding door into enclosure with mixer shower. Low level WC. Limestone flooring. Profile ceiling with exposed purlin. LED spotlight. Extractor fan.
OUTSIDE	Immediately off the village lane there is a small, grassed area and tarmac hardstanding providing a useful parking space. Beside the gable end wall of the property is an external oil-fired boiler in a small timber lean-to. A whitewashed gate gives access directly into the rear garden. To the front side of the property is an attractive, tall, brick and flint banded wall. A wood panelled door provides access through this wall to a sandstone path with wide shingle borders leading to the front entrance and continuing on through the courtyard development of Jamaica Farm, to extended parking and the car port. This parking and car port can also be accessed via a vehicular approach on the other side of the courtyard development.
Car Port	A central position in a short line of timber frame carports beneath a slate roof with timber bike store to the rear providing ideal storage. The current owners have installed and will leave high quality stretched fabric walls that are sun and weather resistant and enclose the carport from the elements. Communal bin store located at the end of the car ports.
Main Rear Garden	Split level sandstone terrace extends to the rear of the property and outside the garden room, leading onto a good-sized level lawn dissected by a narrow gravel path with well stocked herbaceous borders. Complete privacy is enjoyed due to high privet hedging to both side boundaries. Timber garden shed/bike store.
Rear Terrace Garden	Accessed via an arch covered in honeysuckle. This rear section is a particular and salient feature of the property comprising a raised decked area part sheltered by woven hazel panels and a lower terrace with a small lawn beyond providing a wonderful vantage point to enjoy stunning views over a large tree lined arable field with constantly changing vista, an abundance of wildlife, countless birds including owls, deer, pheasants and more. Power to double socket (fully fused).
Services	Mains electricity. Oil central heating. Private water and drainage. Fibre Broadband and Starlink. **Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.**
Directions	SP11 6DS
Council Tax	Basingstoke and Deane Borough Council - Band E
Maintenance Charge	£62-£91 approximately per month for all water use, for the upkeep of all common land/car park; this land is leasehold (999 years). The property and its immediate surrounds are freehold.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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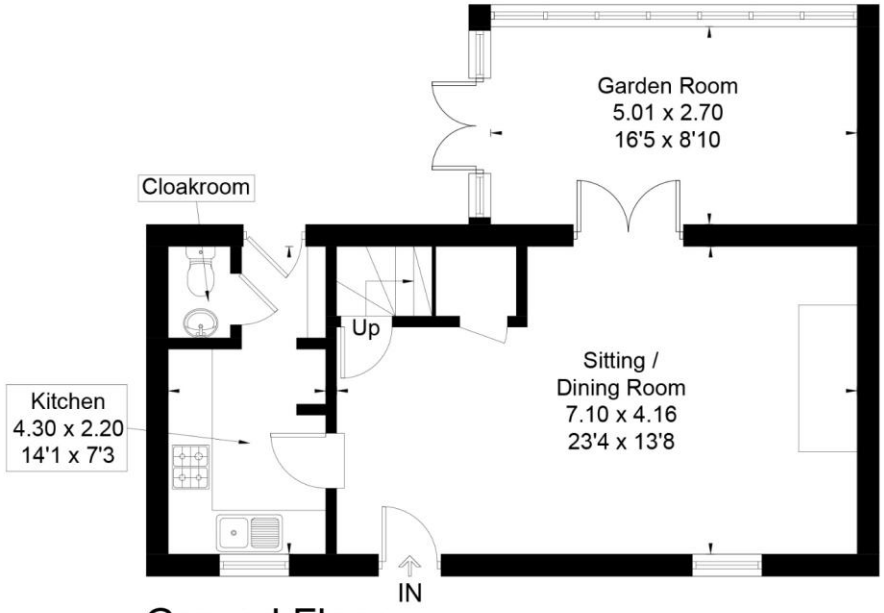
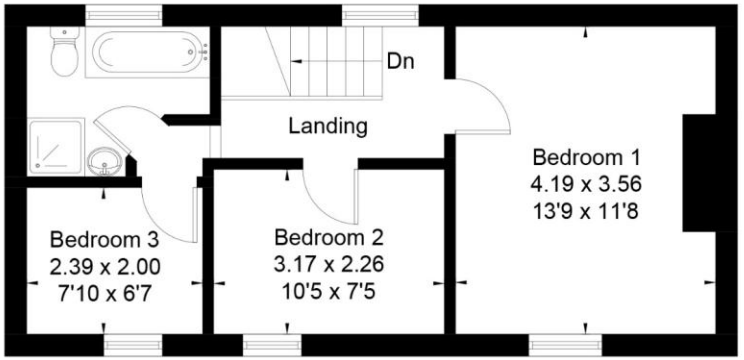
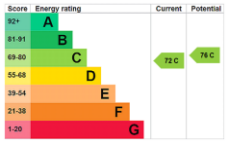
Approximate Floor Area = 94.8 sq m / 1020 sq ft



Ground Floor



First Floor



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