



BLADON COTTAGE, THE DENE
HURSTBOURNE TARRANT, ANDOVER

EVANS & PARTRIDGE















BLADON COTTAGE, THE DENE, HURSTBOURNE TARRANT, ANDOVER, SP11 0AN

AN ATTRACTIVE DETACHED BRICK AND FLINT COTTAGE THAT HAS BEEN EXTENDED TO THE REAR, WITH WELL PRESENTED ACCOMMODATION, LANDSCAPED GARDENS AND THE BENEFIT OF A LARGE CAR BARN / OUTBUILDING PROVIDING DOUBLE CAR PORT, GROUND FLOOR STORE AND LARGE STUDIO ABOVE.

DETACHED CHARACTER COTTAGE
CAR BARN WITH ROOM ABOVE
OFF ROAD PARKING - LANDSCAPED GARDENS
EDGE OF VILLAGE SETTING
EXCELLENT PRIMARY SCHOOL AND SHOP IN WALKING DISTANCE
CHARACTERFUL WELL PRESENTED ACCOMMODATION
IN AN AREA OF OUTSTANDING NATURAL BEAUTY

OFFERS INVITED AROUND: £625,000 Freehold

DESCRIPTION

A detached period cottage with attractive brick and flint elevations with some modern brickwork and tile hanging at the rear. The property has the benefit of double glazing and oil fired central heating. The well presented accommodation includes an entrance hall, sitting room with fireplace housing log burning stove, separate dining room, gallery kitchen and a useful rear lobby/laundry. To the first floor there are three bedrooms and a well-appointed shower room with underfloor heating. The property has attractively landscaped and well enclosed gardens to the front and rear, a gated driveway providing off-road parking. Additionally there is an attractively constructed outbuilding; built in a barn style providing a large double car port, ground floor store and studio above. This building could potentially be converted into ancillary accommodation subject to consent.

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. St Mary Bourne, just down the valley has two excellent pubs and a lakeside cafe/farm shop. There are bus services to Newbury (about 8 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 (to Paddington). The A303 is close at hand allowing convenient access to London via the M3 and the West Country.

ACCOMMODATION

Entrance	Paved approach. Outside lantern style light. Aluminium frame obscured glazed door leading into:
Entrance Hall	Tiled floor with oak skirting. Space for bureau/sideboard, shoes and coats opposite. Internal white wash timber frame/glazed door into:

Sitting Room	(A cosy reception room) Attractive central open brick fireplace with exposed beam above housing cast iron log burning stove on raised slate hearth. Narrow recesses to either side of chimney breast, one with built-in cupboard and display shelving above. Exposed central chamfered timber. Tiled flooring and oak skirting boards. Wall lights. Windows to front and side aspect. Wide opening beneath rustic exposed lintel into:
Dining Room	Tiled flooring and oak skirting continues. Window to front aspect overlooking the front garden and toward the car barn/outbuilding. Wall and central ceiling light points. Space for dining table and dresser to one wall. Panelled door into:
Inner Hall	Tiled flooring and oak skirting continues. Turning staircase with high window to side aspect rising to the first floor. Door to deep understairs storage cupboard which also houses a Camray 5 oil fired boiler and the thermostat. Pendant light point. Obscured glazed door to rear lobby/laundry. Open arch into:
Kitchen	(Dual aspect and gallery style) Long roll top timber effect work surface with attractive ceramic tiled splashbacks. Inset ceramic one and half bowl sink unit with mixer tap and drainer. A range of shaker style high and low-level cupboards and drawers, incorporating open fronted corner shelving. Wine rack and deep open fronted stores to the side of the chimney breast. Integrated double oven with grill, cupboards above below. Integrated fridge and freezer. Integrated dish washer. Ceiling spot lights. Windows to side and rear aspect. The rear overlooking the main garden. Tiled flooring and oak skirting boards.
Lobby/Laundry	Exposed brick and flint wall. Comprehensive shelving. Meter and fuse box. Work sill with recess and plumbing beneath for washing machine. Electric drying rail. Shelving and half glazed door to outside. Fluorescent strip lights.
<u>First Floor</u>	
Central Landing	Ceiling light point and doors to:
Bedroom 1	(Dual aspect double bedroom) Windows to front and side aspects. Space for large free standing bedroom furniture. Central ceiling light point. Latch door to deep wardrobe.
Bedroom 2	(Double bedroom) Window to front aspect. Ceiling light point. Loft hatch. Space for large bedroom furniture.
Bedroom 3	(Single bedroom) Window to side aspect. Pendant light point. White washed exposed chimney breast to one wall with high shelf to one side.
Family Shower Room	(Recently replaced and well-appointed) Raised circular wash hand basin on oak wash stand with raised mixer tap, cupboard and drawer beneath. Mirror fronted cabinet over. Low-level WC with oak seat. Quadrant curved glass/tiled enclosure with Burlington mixer shower, overhead and hand-held attachments, bottle recess. LED downlighters. Patterned low-level porcelain tiling to all walls. Oak effect ceramic tile flooring with underfloor heating. Extractor fan. Electric towel radiator. Obscure glazed window to rear aspect. High cupboard over stairwell housing pressurised hot water cylinder with slatted shelf above and automatic light.
Outside	Entrance and driveway opening off road through tall close boarded gates onto a gravel driveway providing off-road parking and access to:

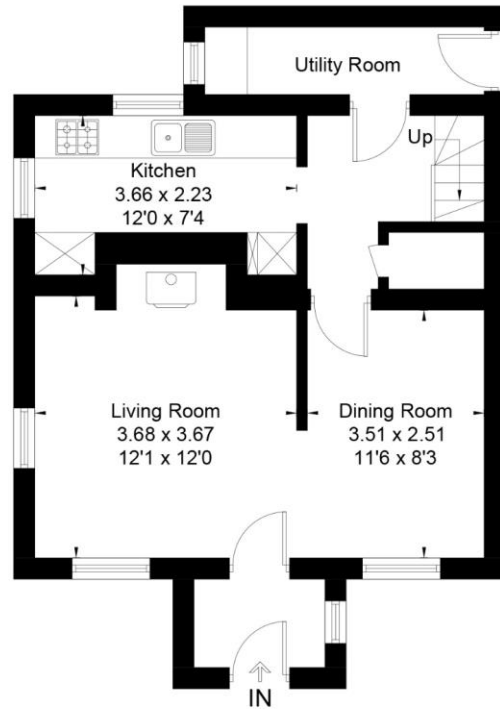
Car Barn/Outbuilding	Attractively constructed with a pegged oak frame and weatherboarded elevations externally and internally. Twin deep parking bays with surrounding storage areas, power points and overhead lights. To the right hand bay a door into:
Store Room	Long and narrow providing plenty of secure storage with strip light above.
Loft Room	Accessed via recently replaced external open tread steel staircase, outside light and panelled door at gable end. Insulated and decorated. Oak effect vinyl flooring and timber skirting boards. Two conservation lights to front aspect. Window at opposite gable end. Door to eaves storage. Spot lights and power points. An ideal teenager's area/home office or potential conversion into a guest suite subject to consent.
Front Garden	Driveway is surrounded by colourful flower and shrub borders. Paved approach to front entrance porch, with paving extending to either side to create sitting areas. Small areas of level lawn, raised brick retained lavender border. Herbaceous borders. Pedestrian gate to road. Pathways to either side of the cottage converge on the main rear garden.
Main Rear Garden	Generous level lawn with inset shrubs, fruit trees and a magnolia; all well enclosed by modern close boarded fencing with a surrounding well-stocked flower, shrub and specimen tree border. Outside tap and water butt.
Services	Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 0AN
Council Tax Band	E

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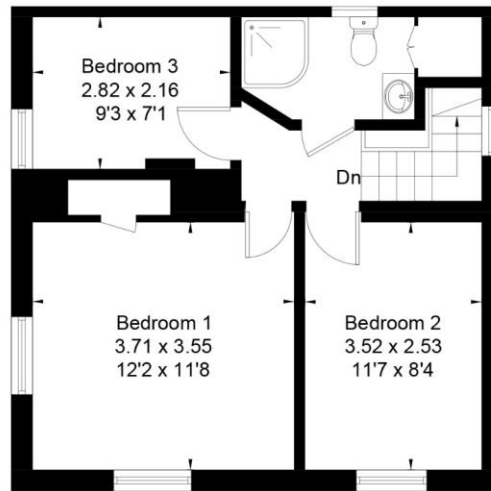
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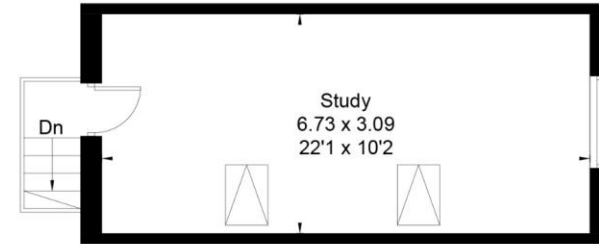
Approximate Floor Area = 88.3 sq m / 950 sq ft
 Outbuilding = 21.5 sq m / 231 sq ft (Excluding Garage / Shed)
 Total = 109.8 sq m / 1181 sq ft



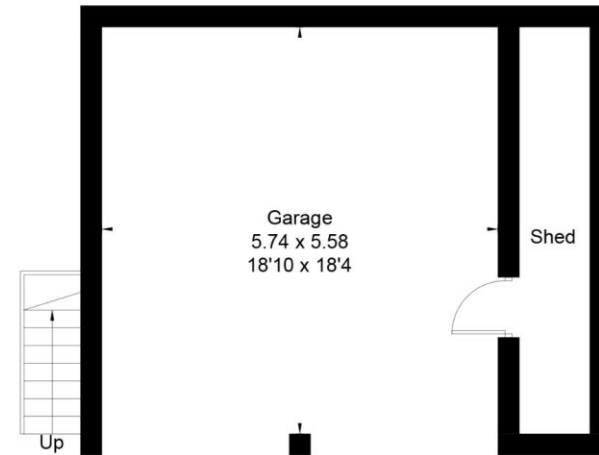
Ground Floor



First Floor



Outbuildings - First Floor



Outbuildings - Ground Floor

(Not Shown In Actual
 Location / Orientation)



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 #78567

Energy Efficiency Rating		Current	Potential
(95-100)	A		
(81-94)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	44	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	