



Kimpton Cottage Kimpton, Andover, SP11 8PH
Asking Price £565,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Nestled in the heart of the picturesque Hampshire village of Kimpton, this charming semi-detached thatched cottage offers an exceptional opportunity to acquire a substantial period home brimming with character and enjoying generous outside space.

Approached via a driveway providing off-road parking for several vehicles and leading to a tandem-length garage, the property enjoys a particularly attractive setting. The majority of the garden lies to the front of the cottage, creating a wonderful enclosed area of lawn bordered by mature trees, established planting and colourful flower beds. To the rear, a private courtyard garden provides a sheltered and low-maintenance outdoor space ideal for relaxing or entertaining.

The accommodation extends to approximately 2,217 sq ft including the garage and offers a flexible layout well suited to family living. The front door opens into a spacious dining room, which provides an excellent reception and entertaining space, with stairs rising to the first floor and a door opening to the front garden. Beyond, the sitting room is a particularly characterful space with views over the gardens and an abundance of period charm.

A separate study offers an ideal work-from-home environment and benefits from a glazed door opening directly onto the front garden. The kitchen/breakfast room is fitted with a range of units and provides ample space for informal dining, whilst a useful utility room and ground floor cloakroom add further practicality.





The first floor comprises four bedrooms, including a generous principal bedroom served by an en-suite shower room. Three further bedrooms are complemented by a family bathroom.

Throughout the property, exposed timbers, traditional cottage features and the striking thatched roof combine to create a home of immense charm and individuality. The versatile accommodation offers excellent scope for modern family life whilst retaining all the character expected from a property of this nature.

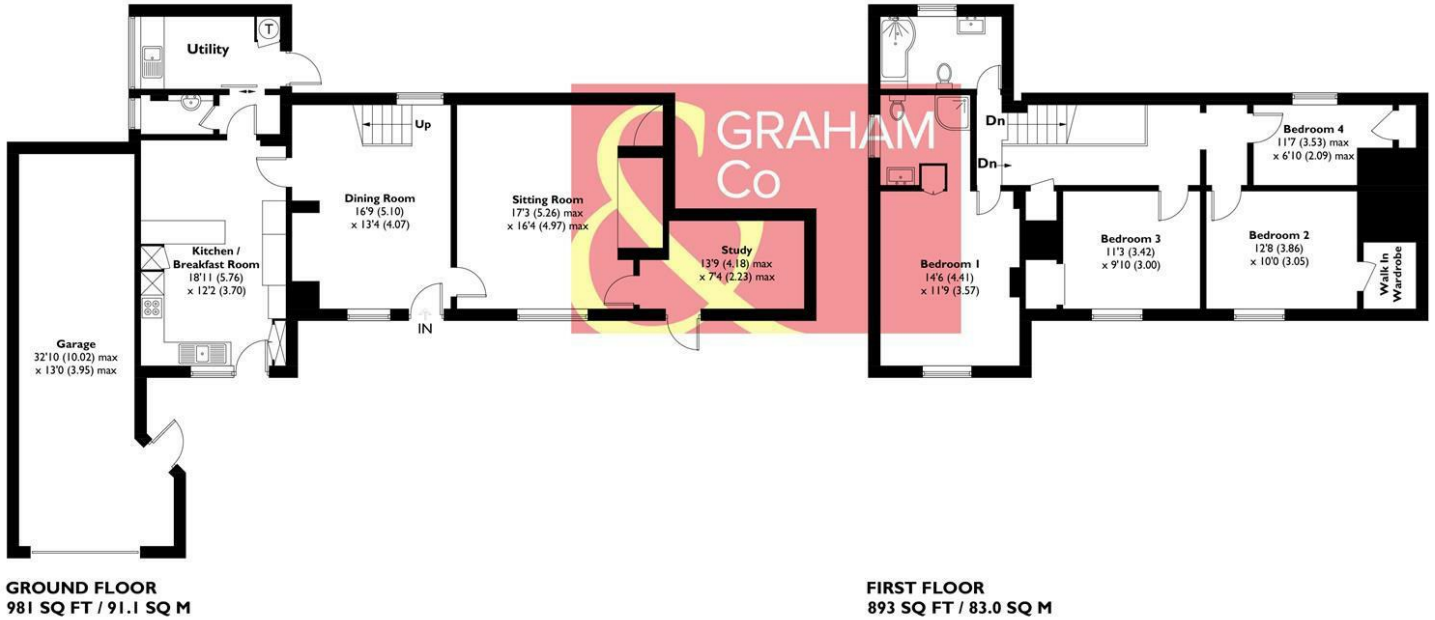
Kimpton is a highly regarded Hampshire village surrounded by beautiful countryside whilst remaining conveniently positioned for access to Andover, Winchester and the surrounding road network. The village enjoys a strong sense of community and offers an appealing rural lifestyle within easy reach of a range of everyday amenities and transport connections.

Offered for sale with no onward chain, this delightful thatched cottage presents a rare opportunity to acquire a substantial village home in one of Hampshire's most attractive rural settings.





APPROXIMATE GROSS INTERNAL AREA = 1874 SQ FT / 174.1 SQ M
GARAGE = 343 SQ FT / 31.9 SQ M
TOTAL = 2217 SQ FT / 206.0 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1307599)
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|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 53 | 65 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | EU Directive 2002/91/EC |

Tax Band: G



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