



4 Kingsmill Cottages Wherwell, Andover, SP11 7JH  
Asking Price £695,000



## 4 Kingsmill Cottages Wherwell, Andover, Asking Price £695,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Occupying a delightful position within the heart of the highly sought-after village of Wherwell, this attractive four-bedroom cottage-style home offers beautifully presented accommodation arranged over three floors. Combining spacious modern living with traditional architectural styling, the property enjoys a peaceful setting at the end of a shared pathway, with private gardens to the side and rear together with access to a stunning communal riverside garden shared by just six properties.

The ground floor comprises a welcoming entrance hall leading to a spacious dining room with French doors opening onto the garden, creating an ideal space for both family life and entertaining. The dining room flows seamlessly into a stylish kitchen/breakfast room featuring a central island and ample storage, with access to a useful study, cloakroom and utility area. The impressive dual-aspect sitting room is centred around an attractive brick fireplace with a wood-burning stove and benefits from two sets of French doors opening onto the garden, allowing natural light to flood the room.

The first floor provides a generous principal bedroom with fitted wardrobes and an en-suite shower room, a further double bedroom with fitted wardrobes, a fourth bedroom and a contemporary family bathroom. The second floor has been converted to create a superb additional bedroom, enjoying skylight windows and elevated views across the village rooftops and surrounding countryside.





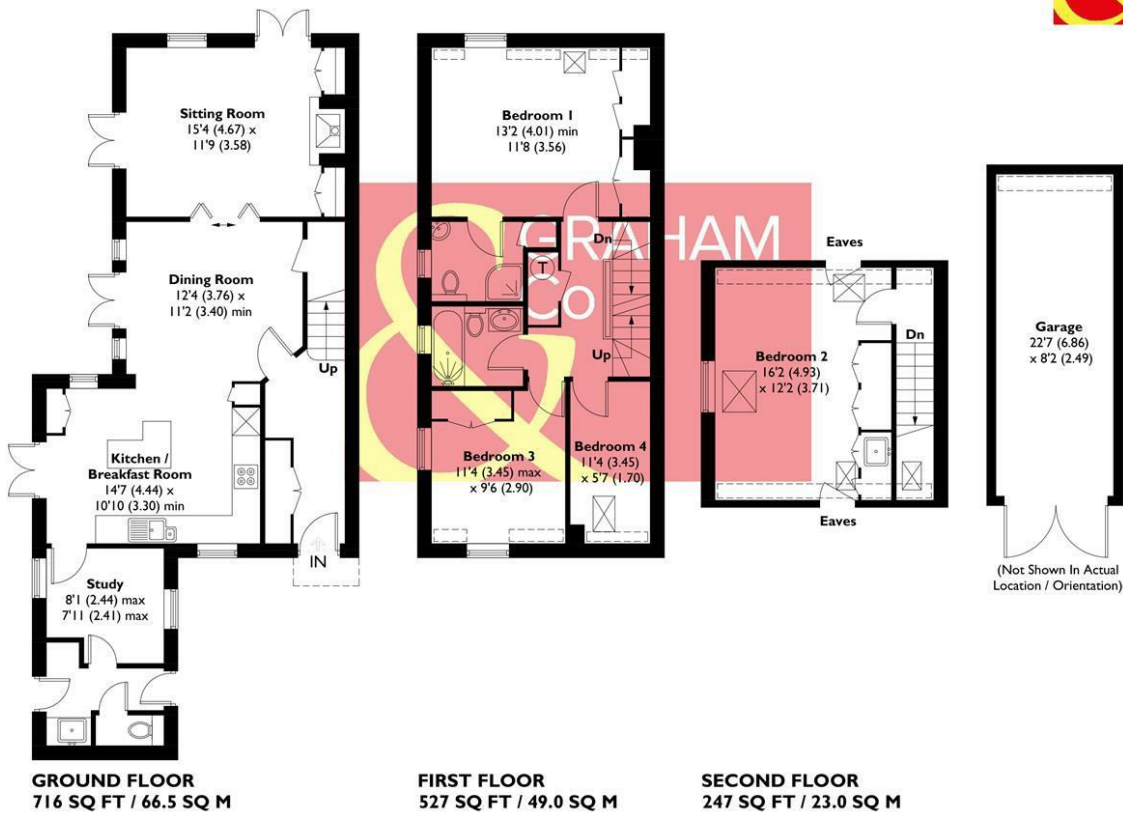
Outside, the property benefits from private gardens to the side and rear, while residents also enjoy access to a beautiful, maintained communal gardens backing directly onto the River Test. This exceptional shared space provides a peaceful retreat with seating areas from which to enjoy the river, surrounding wildlife and one of the area's most picturesque settings. The property further benefits from a garage situated within a nearby block, complete with power and lighting.

Set within one of the Test Valley's most desirable villages, this charming home offers an enviable combination of village living, riverside surroundings and excellent access to Stockbridge, Winchester and London.





**APPROXIMATE GROSS INTERNAL AREA = 1490 SQ FT / 138.5 SQ M**  
**GARAGE = 184 SQ FT / 17.1 SQ M**  
**TOTAL = 1674 SQ FT / 155.6 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 (ID1306681)  
**Produced for Graham & Co**

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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (95-100) <b>A</b>                           |         |           |
| (81-94) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 75        |
| (55-68) <b>D</b>                            | 55      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

Tax Band: F



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