



7 Jamaica Farm, St. Mary Bourne, SP11 6DS
Asking Price £500,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Sold with no onward chain Graham & Co are delighted to offer to market this stunning character cottage, located on the fringe of the picturesque village of St Mary Bourne, with rolling countryside views and just a short distance to Whitchurch train station. Jamaica Farm is a small courtyard development of eight period buildings completed in 2006, of which this was one of the original farm cottages.

The accommodation comprises; open plan living/dining room with feature fireplace, kitchen with painted shaker-style units with wood worktops, Villeroy & Boch china sink and limestone tiled floors. A versatile family room with French doors leading to the garden provides numerous uses. To the first floor there are three bedrooms and a luxury bathroom.

Outside the beautiful garden is predominantly laid to lawn with mature planting bordering the perimeter. An ample patio provides an ideal al fresco dining area, along with a powered summerhouse/home office.

A car port with ample storage provides parking, along with further visitors parking. This refined gorgeous home offers modern living set within serene countryside, with St. Mary Bourne, it's many amenities including local pub and Whitchurch accessible via a network of beautiful footpaths and bridleways.



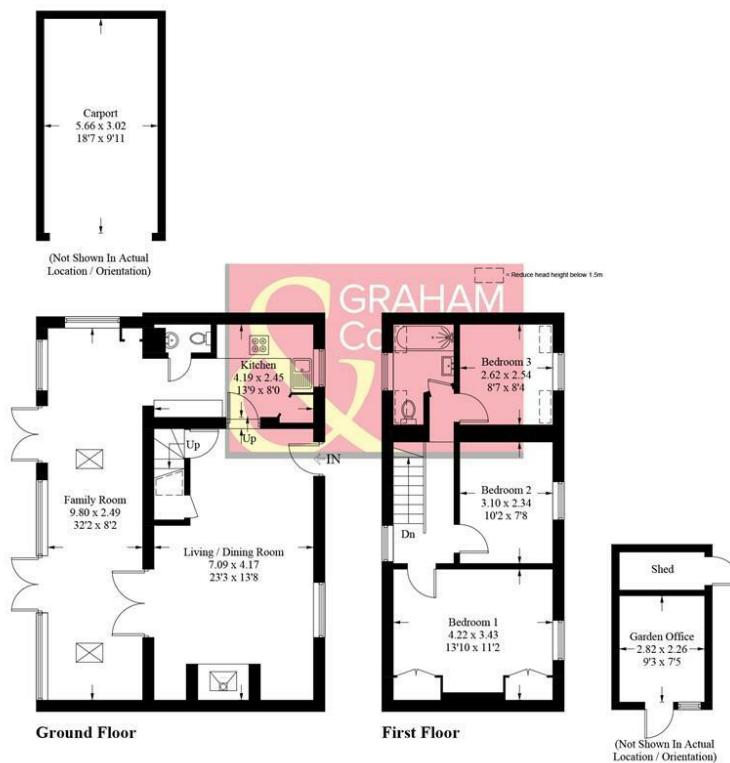


The village of St Mary Bourne, situated in the centre of the beautiful Bourne Valley, is inside the North Wessex Downs Area of Outstanding Natural Beauty, just 5 miles to the north east of Andover, close to Whitchurch and easily accessible from the A34, A303 and A343, both Andover and Whitchurch have mainline train stations with fast a service to London. The village itself has a primary school, two public houses, pick your own with farm shop, recreation ground with adjoining lake, bowling green and sports area, along with a community shop/cafe with Post Office. Nearby Andover offers a good range of shopping theatre cinema new leisure centre and college for higher education



Jamaica Farm, SP11

Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft
 Outbuilding = 25.8 sq m / 278 sq ft
 Total = 137.0 sq m / 1475 sq ft



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1199848)

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(81-91)	B		
(69-80)	C		
(58-68)	D		60
(39-57)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Tax Band: E



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