

5 Stud Farm, St. Mary Bourne, Andover, SP11 6DU  
Guide Price £330,000



## 5 Stud Farm, St. Mary Bourne Andover, Guide Price £330,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a cul-de-sac in the sought-after and picturesque village of St Mary Bourne, Graham & Co are delighted to offer for sale this impressive modern cottage which has been meticulously maintained and offered, in our opinion, in show home condition throughout. The property itself comprises covered entrance, living room, open plan fitted kitchen with dining area, cloakroom, two double bedrooms with the master having stunning views over open countryside, bathroom, oil central heating, and double glazing. Outside there is a covered parking space with further parking space to front, and enclosed rear garden. Very rarely do properties of this quality become available in such a sought-after location so early viewings are highly recommended. NO CHAIN



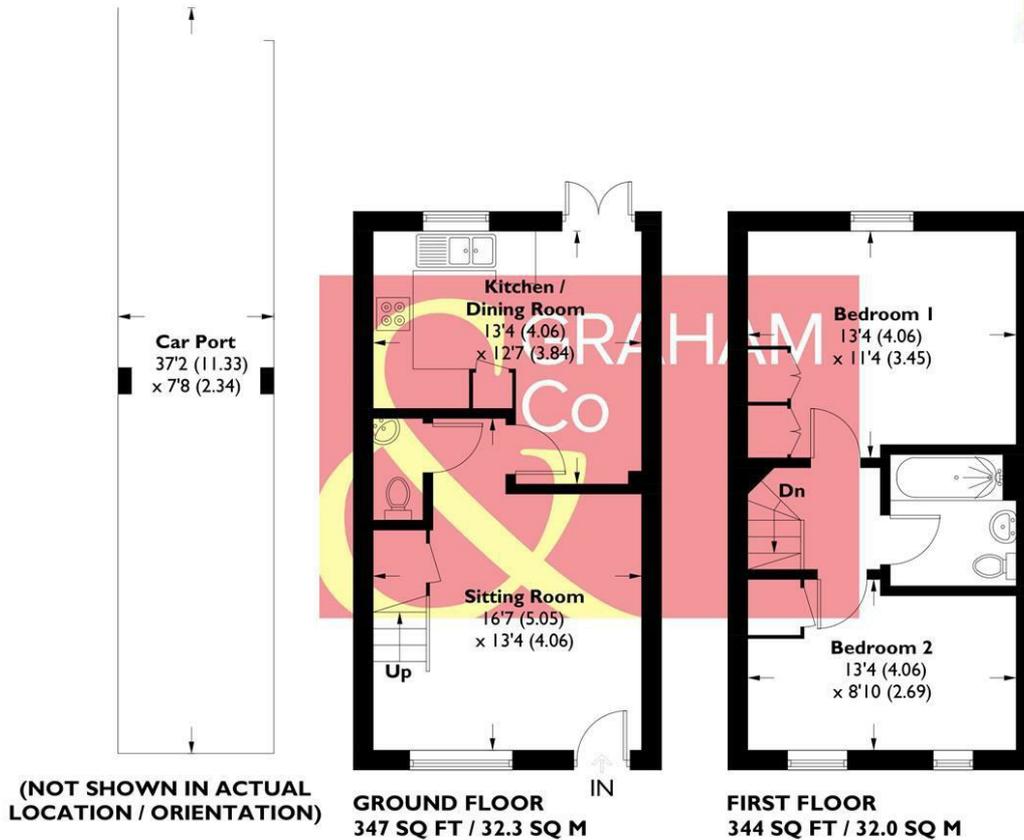


The village of St Mary Bourne, situated in the centre of the beautiful Bourne Valley, is inside the North Wessex Downs Area of Outstanding Natural Beauty, just 5 miles to the north east of Andover, close to Whitchurch and easily accessible from the A34, A303 and A343, both Andover and Whitchurch have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





**APPROXIMATE GROSS INTERNAL AREA = 691 SQ FT / 64.3 SQ M  
(EXCLUDING CAR PORT)**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

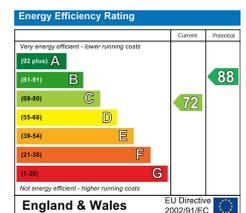
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID 1040303)  
**Produced for Graham & Co**

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