



1 Belle Vue Cottages , St. Mary Bourne, Andover, SP11 6BJ  
Guide Price £380,000



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### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in the heart of this sought after Hampshire village with rolling countryside surrounding, Graham & Co are delighted to bring to the market this beautifully presented end-of-terrace character cottage. The property itself benefits from an entrance porch leading to the sitting room having fitted log burner and views to front, newly fitted kitchen with dining area, utility and ground floor shower room. To the first floor there are two bedrooms having far reaching views and a bathroom with roll top bath, steps lead to a loft room. Outside there is parking to front with an enclosed landscaped garden to rear having a home office.



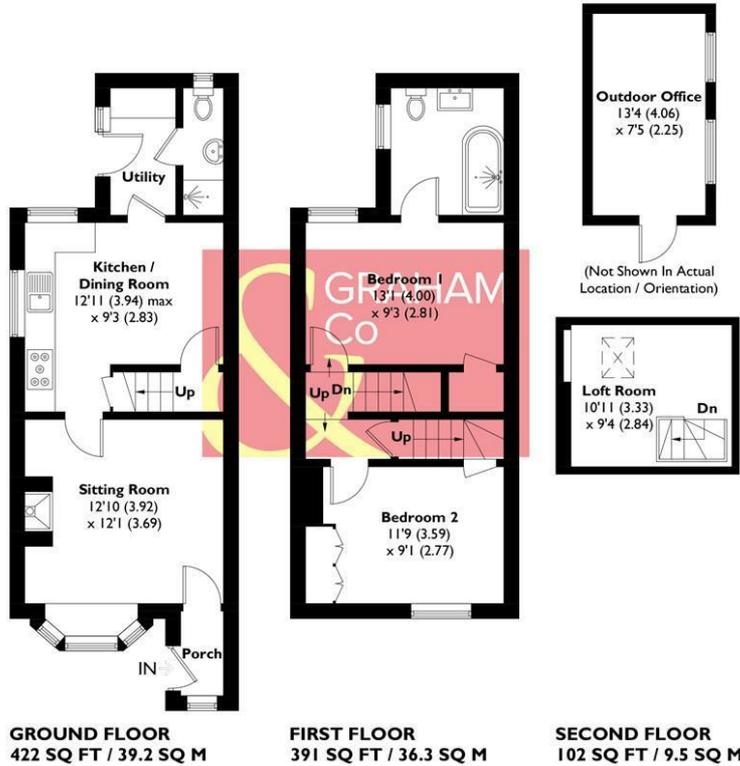


The village of St Mary Bourne, situated in the centre of the beautiful Bourne Valley, is inside the North Wessex Downs Area of Outstanding Natural Beauty, just 5 miles to the north east of Andover, close to Whitchurch and easily accessible from the A34, A303 and A343, both Andover and Whitchurch have 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 = 915 SQ FT / 85.0 SQ M**  
**OUTDOOR OFFICE = 98 SQ FT / 9.1 SQ M**  
**TOTAL = 1013 SQ FT / 94.1 SQ M**

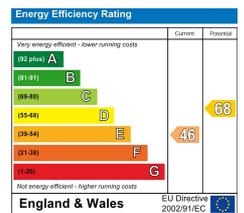


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1281424)  
**Produced for Graham & Co**

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