



Hill View, Stoke

Myddelton&Major









A character detached bungalow in 0.25 acre plot with planning consent to extend and enjoying stunning countryside views.

Tenure: Freehold

Size: 1,158 ft<sup>2</sup>

EPC Rating: D (66)

Council Tax Band: E



3



2



2



2

Services - Mains water, electricity and drainage are connected.

Andover 5.3 Miles • Whitchurch 5.2 Miles • Newbury 13.9 Miles • Winchester 18.9 Miles

## Hill View, Stoke Hill, Stoke Andover, Hampshire, SP11 0LT

- Sitting Room with wood burner
- Kitchen/Breakfast Room with wood burner
- Utility Room
- Cloakroom
- Terrace
- Three Bedrooms
- Family Bathroom
- Basement/Office
- Large Gardens
- Planning Permission for First Floor extension

### The Property

Hill View occupies a quiet location with magnificent countryside views and is flooded with natural light. The hall leads to the sitting room which has the benefit of a natural focal point of a wood burner on an exposed brick hearth and views over the front garden. The kitchen/breakfast room is well appointed with Shaker units and Bosch appliances. There is sufficient space to entertain as a family room with the added attraction of a wood burner.

From the breakfast room, French doors leading to the terrace and garden. The utility room is a practical space and leads to a separate cloakroom and the family bathroom. There is additional side access through a door which leads to the garden.

The three bedrooms are well proportioned. In one bedroom an ornamental fireplace is an attractive feature.

### Outside

The front garden is terraced, wrapping around the bungalow enjoying far reaching views. The tiered rear garden is mainly laid to lawn with pretty flower beds and combination of shrubs, perennials, lavender and mature hedging around the boundaries. The elevated position and layout of the garden maximises the stunning views especially from the top terrace which enjoys the afternoon and evening sun. A wonderful spot to enjoy the sunset. There is parking for two cars.

### Planning Permission - Ref: 21/03522/HSE

This has been granted to extend or significantly alter the layout involving raising of the roof with dormer windows to the front, side and rear elevations with rooflights to the side elevations. The planning information can be found on the Basingstoke and Dean Council website.







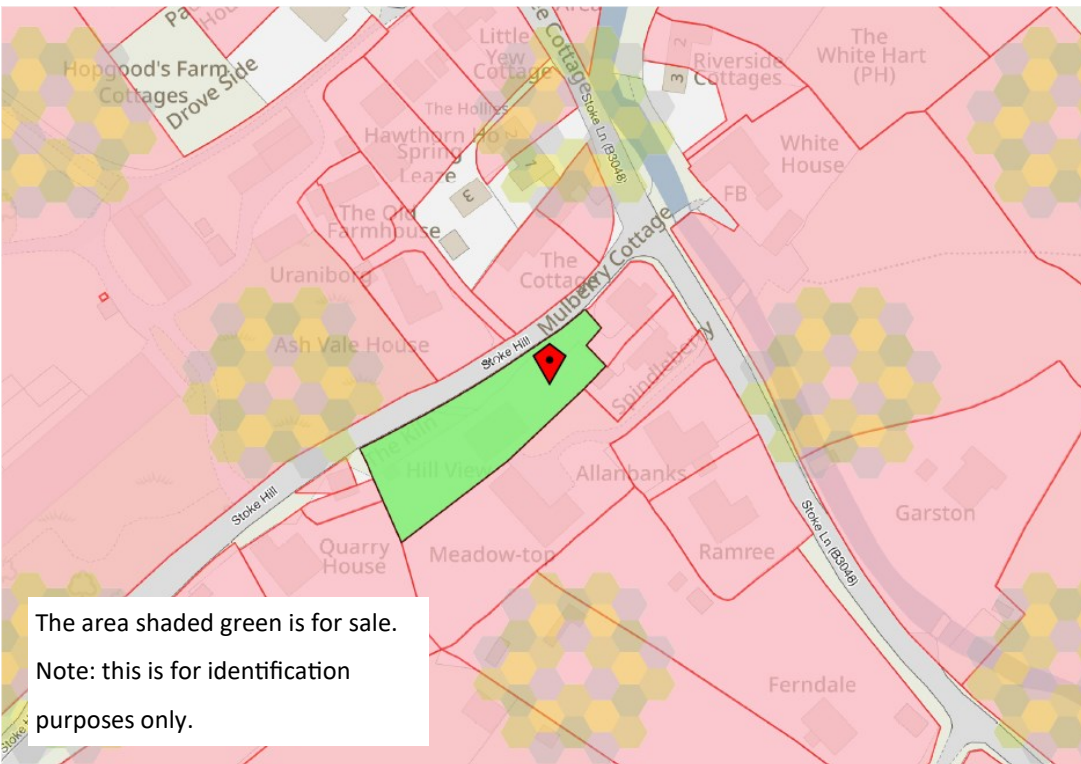


## Location

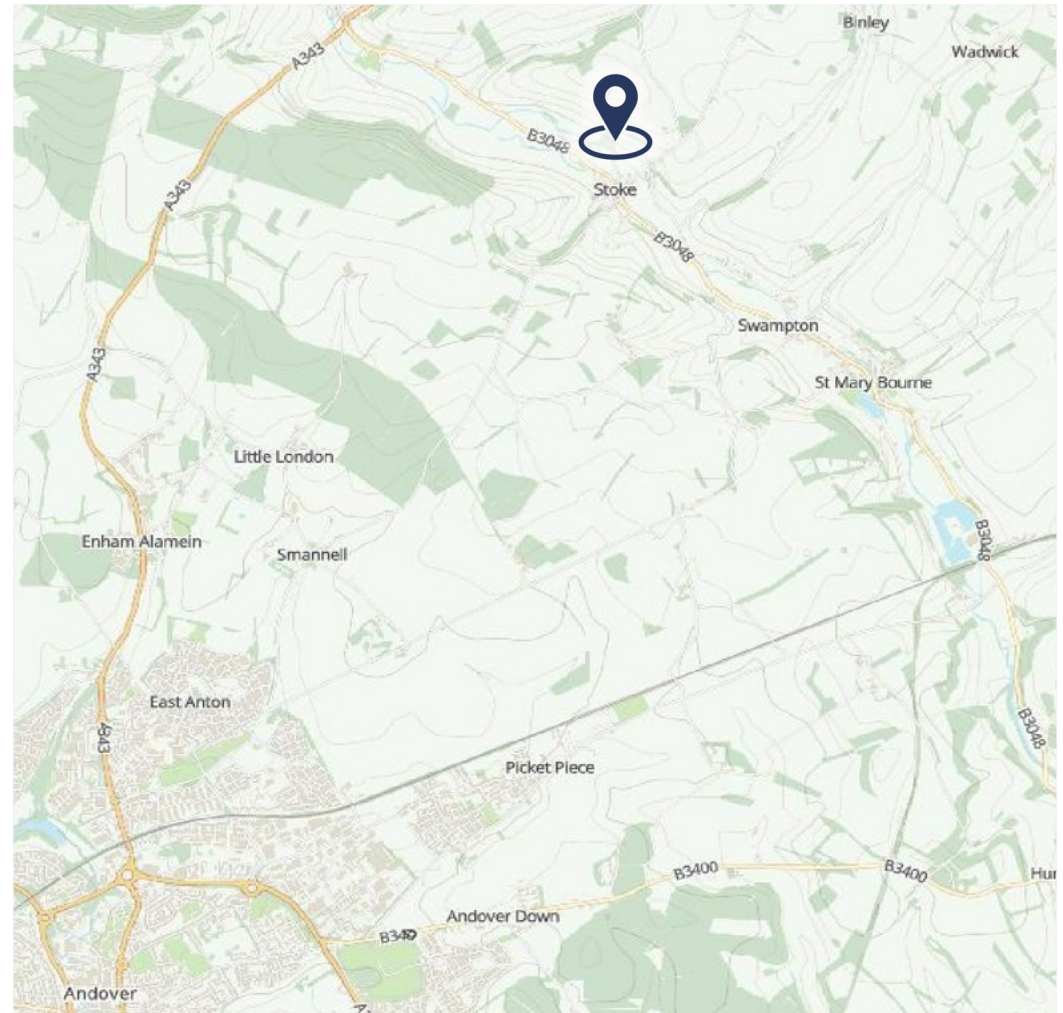
Stoke is within the popular Bourne Valley, surrounded by beautiful countryside, offering great opportunities for walking, riding and other country pursuits. There is a strong local community both in Stoke itself, and in the neighbouring villages of St Mary Bourne and Hurstbourne Tarrant, which between them provide a post office, shops, pubs and two highly regarded primary schools. Hill View is in a Conservation Area.

The nearby market towns of Whitchurch, Andover and Newbury offer a further extensive range of schooling and amenities. The Cathedral city of Winchester is less than 19 miles which has St Swithuns School, Winchester College and the University of Winchester.

Transport links are very good, with trains from Andover and Whitchurch into London Waterloo, and from Newbury into London Paddington. The A303/M3 and the A34/M4 are easily accessible by road.



The area shaded green is for sale.  
Note: this is for identification purposes only.

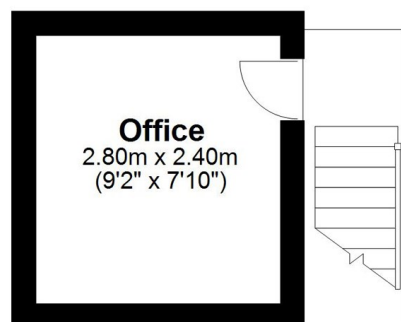




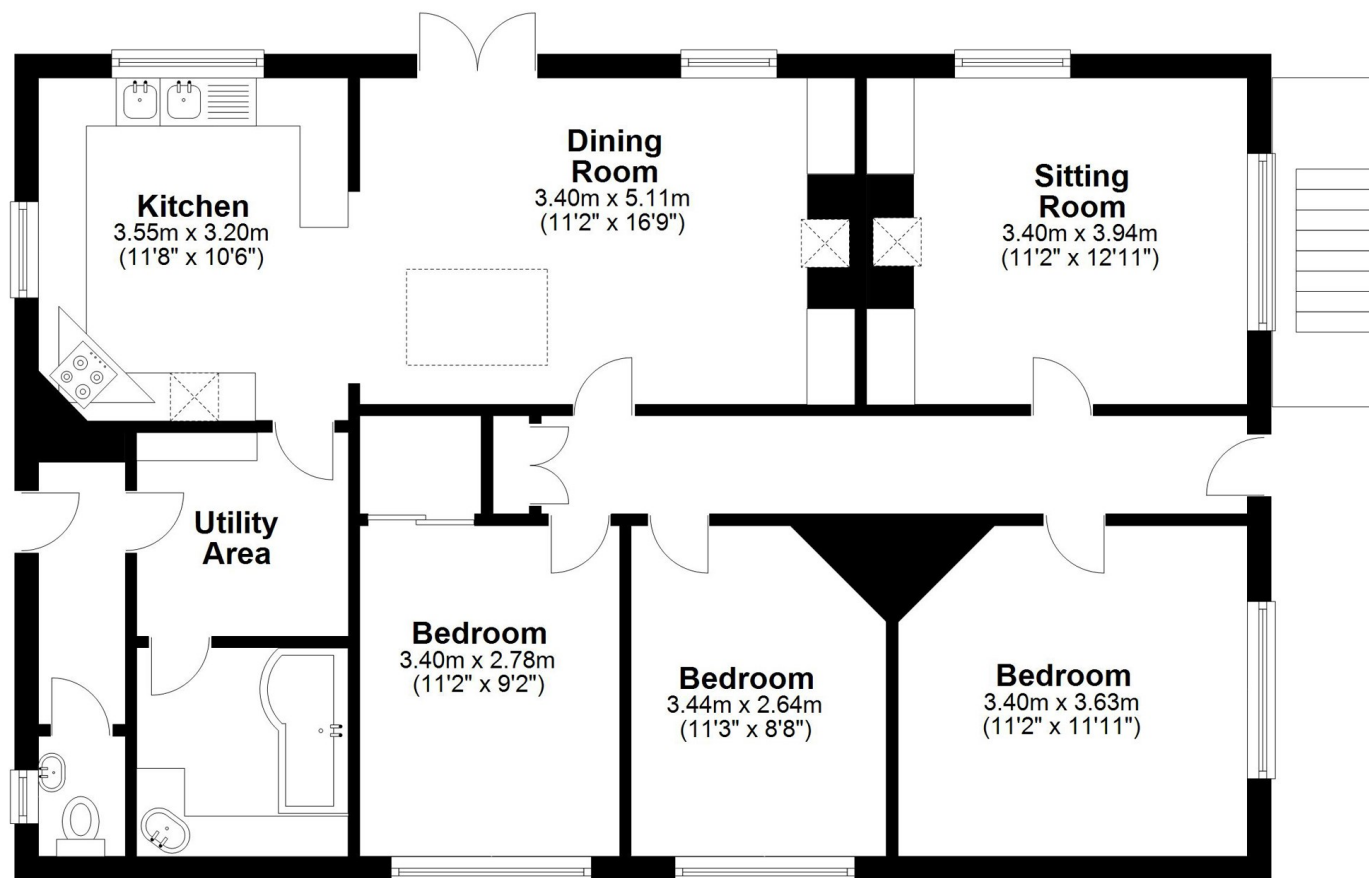




**Basement**



**Ground Floor**



Total area: approx. 107.7 sq. metres (1158.7 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines  
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