



April Cottage, St Mary Bourne

Myddelton & Major





A charming Grade II Listed cottage with great character, attractive garden with views beyond the Bourne Rivulet

Tenure: Freehold Size: 701 ft² EPC Rating: F (36) Council Tax Band: D



Services - Mains water, Mains drainage, Mains electricity, LPG Bottled gas for the Boiler.

Whitchurch 4 Miles • Andover 5.8 Miles • Newbury 17.4 Miles • Basingstoke 15.6 Miles

April Cottage, Church Street, St Mary Bourne, Andover, Hampshire, SP11 6BL

- Kitchen
- Sitting room
- Cloakroom
- Main bedroom with ensuite
- Study/ Bedroom 2
- Garden shed
- Attractive garden

The Property

A quintessential Grade II Listed 18th Century English cottage boasting a wealth of character. Built under a thatched roof with a painted brick and flint brickwork, April cottage is a delightful semi-detached property in the heart of a popular village. The cottage offers a prime and peaceful position within the village.

The accommodation offers a successful blend of charm and period features. The kitchen is fitted with solid wood cabinets, a wooden worktop with a butlers sink, gas hob and oven. A door provides access to the terrace and garden. The sitting room features an impressive Inglenook providing warmth during the winter months. There is also a small study/ bedroom 2 which leads to the cloakroom.

On the first floor is the main bedroom with original flooring, an ensuite bathroom and dressing room.

Note - Please contact the Agent regarding the ceiling height.

Outside

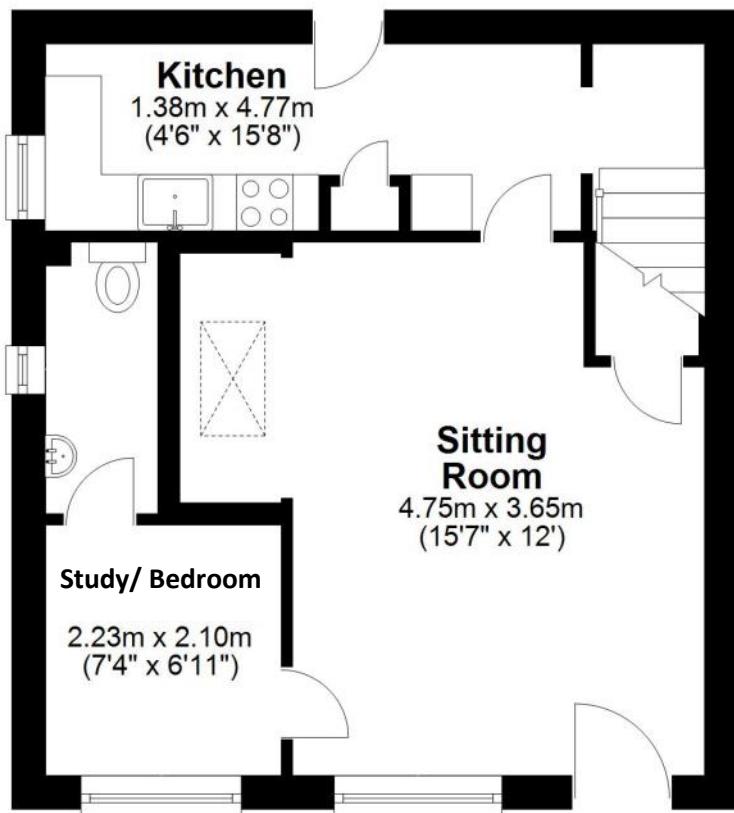
From the village road there is access to the rear paved terrace which enjoys views onto the garden. A path meanders through the established borders planted with a mixture of perennials and roses, and the garden is afforded a high level of privacy as it is bordered on two sides by a mature hedge and a tiled topped cob wall. The end of the garden is mainly laid to lawn where you will find a picket fence with views beyond the Bourne Rivulet. The Rivulet is populated by swans and other natural wildlife, all of which add further charm to this delightful property.

Note - The parking is not delineated by the Land Registry.

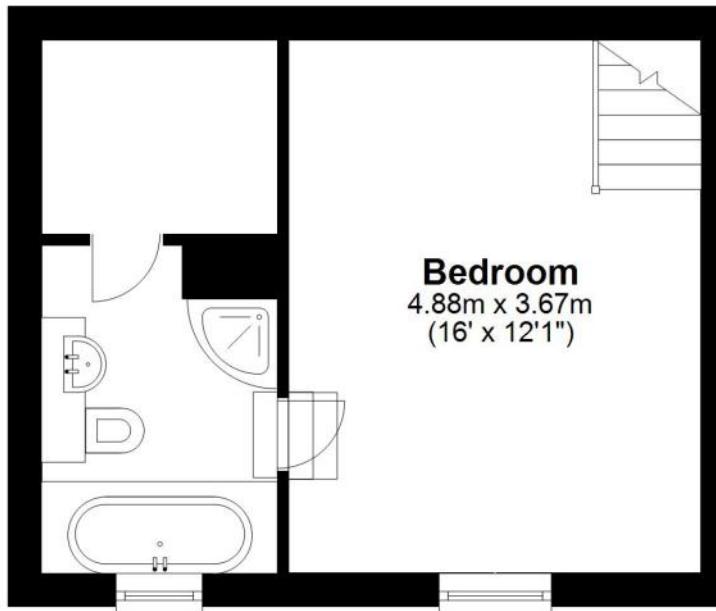




Ground Floor



First Floor



Total area: approx. 65.2 sq. metres (701.5 sq. feet)

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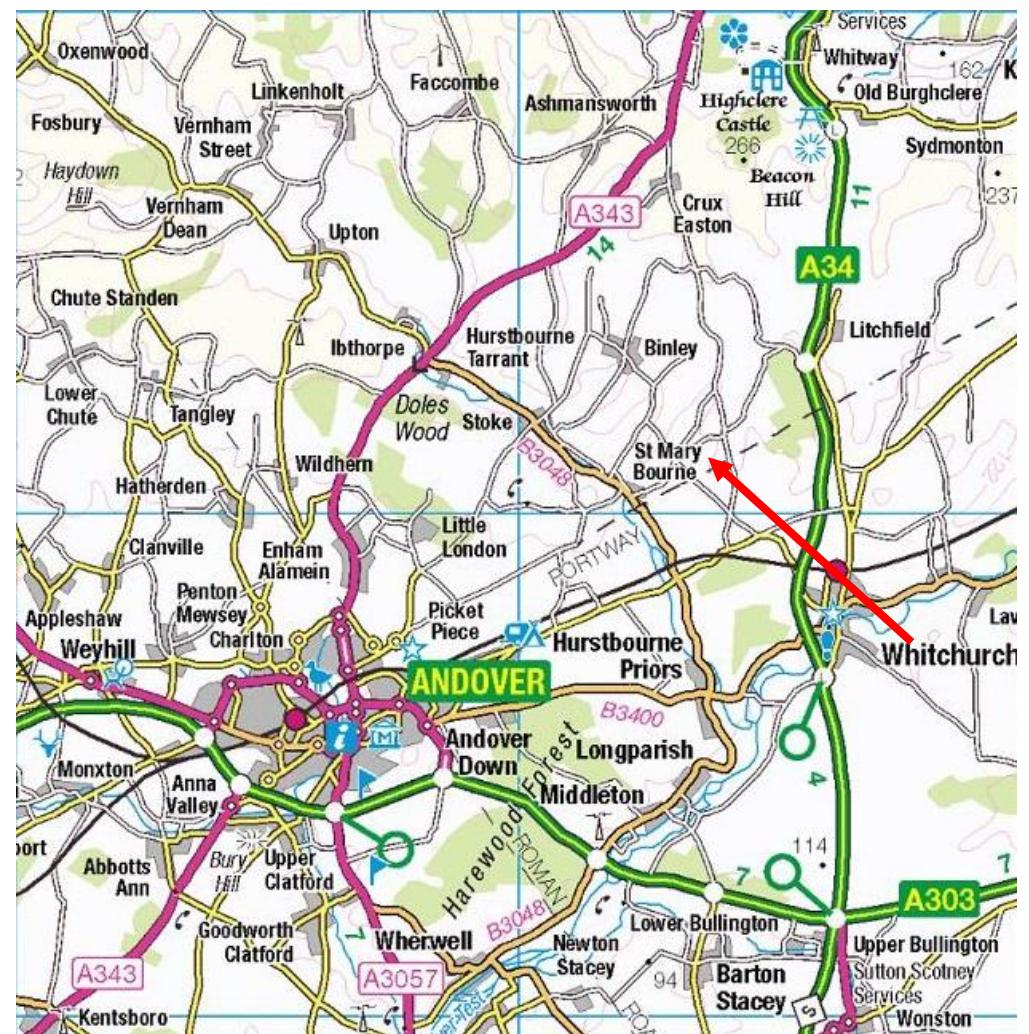
Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

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Location

April Cottage is positioned within the heart of the Conservation Area. St. Mary Bourne the village offers a good range of amenities including a Church, 2 x Public Houses, Post office/Shop which has been renovated and includes a brilliant cafe, a Health Centre and an excellent Primary School that was awarded Outstanding by Ofsted in its last inspection. The Bourne Valley itself is an outstanding area of countryside and is particularly well known for its natural beauty, sporting facilities, walks and rides. The nearby towns of Andover and Newbury offer comprehensive facilities including mainline railway connections to London Waterloo (Andover) and Paddington (Newbury) within an hour. There is also a good range of amenities available in the town of Whitchurch about 4 miles distant as well as a mainline railway station with trains to London (Waterloo). The A303 and A34 are easily accessible providing convenient road access to London, The West Country and to The North and South.







Disclaimer Notice

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The Old Police House, High Street, Stockbridge, Hampshire, SO20 6HE
01264 810 400 stockbridgeresidential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton & Major