



Squirrel Cottage
Gangbridge Lane | St Mary Bourne | Andover | Hampshire | SP11 6EP

SQUIRREL COTTAGE



KEY FEATURES

Escape to Squirrel Cottage, a four bedroom, three bathroom Grade II Listed gem in St Mary Bourne, Hampshire. Enjoy modern comforts like underfloor heating and a spacious office, all wrapped in countryside charm. With a stream opposite and easy access to London, it's the perfect rural retreat.

Welcome to Squirrel Cottage, the epitome of British countryside living, where you can cycle to school along a country lane, splash in the stream opposite on a hot summer's day, start a roaring fire on a snowy night and kick through the leaves on the footpath up to the fields beyond the house.

If you are searching for an idyllic and peaceful lifestyle, with a pub, cafe and shop in a thriving village, and yet still be incredibly well connected to Winchester, Newbury and London (via Whitchurch), then this is your dream house.

With a huge main sitting room, four lovely bedrooms, three beautiful modern bathrooms, a superb kitchen with underfloor heating, a fab office with super useful storage loft above and a great garage, Squirrel Cottage has it all. In perfect condition and all ready to move in, and with the thatch reroofing due in 2025 already paid for, you can focus on enjoying life.







SELLER INSIGHT

“ When we first laid eyes on Squirrel Cottage, we were captivated by its idyllic location. Nestled along a quiet lane, with a tranquil stream running alongside, it offered the perfect blend of peaceful countryside living while being just a stone’s throw from the heart of St Mary Bourne. The village itself is a quintessential English village, complete with a lively social scene, a cosy pub, and a well-loved café. It was everything we had been searching for.

Living in Squirrel Cottage has been a true joy, with the kitchen quickly becoming our favourite spot. We completely reimagined it in 2017, transforming it into a modern and practical space with underfloor heating that makes cooking a pleasure. The sitting room, unusually spacious for a cottage, is another highlight. Its light-filled expanse is perfect for hosting parties, especially during the festive season. The separate office has been a lifesaver for working from home, and the expansive loft above the garage offers invaluable storage space.

What truly sets Squirrel Cottage apart is its unique features that blend charm and practicality. The thatched porch offers a warm, sheltered welcome, while the guest room, with its own private staircase, provides an ideal space for visitors or even an Airbnb setup. The flow of the downstairs layout is seamless, making the home both inviting and functional.

The surrounding outdoor spaces have greatly enriched our lives. The garden, which wraps around the house, is a private sanctuary, bordered by a mature beech hedge. It’s the perfect place for quiet relaxation, yet still connected enough to chat with passing neighbours. Backing onto fields, the garden feels like an extension of the countryside, offering peace and seclusion. We’ve hosted many memorable gatherings here, including a lively summer birthday party and festive Christmas drinks in the sitting room.

St Mary Bourne has provided us with an incredible sense of community. From baby groups to cricket and yoga, there’s something for everyone. The local amenities, including The George Inn and the Boundary Community Shop, make daily life convenient and enjoyable. The school run couldn’t be easier, with the primary school just down the lane. Living here has given our family the ideal country life, and I would encourage the next owner to take a stroll up the footpath behind the house and soak in the view of Squirrel Cottage nestled in the beautiful Bourne Valley. It’s a sight that perfectly captures the charm and tranquillity of this wonderful home.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























This place truly does speak for itself so please do enjoy the video to get a true feeling of how magical, fun and unique Squirrel Cottage really is, and then contact us today to arrange your private tour.

As ever, for room sizes and travel times, please consult the floorplan, google maps, or contact Ryan directly who will be happy to assist with any questions.

Bullet Points

- Four bedrooms
- Three bathrooms
- Two large reception rooms
- Beautiful kitchen with underfloor heating
- Spacious office and large garage with storage loft above
- Unique wraparound garden
- Opposite a beautiful stream, surrounded by countryside
- Pub, cafe, shop, GP - 15 min stroll
- Primary school at the end of the lane, easy bus to secondary schools
- Station - 12 min drive





Services, Utilities & Property Information

Utilities – Mains electricity, water and drainage. Oil-fired central heating and underfloor heating.

Tenure - Freehold

Property Type – Grade II Listed detached cottage

Construction Type – Standard – brick and thatch

Council Tax – Basingstoke and Deane

Council Tax Band F

Parking – Basingstoke and Deane

Services - Fibre broadband (FTTC) and 4G mobile coverage available in the area – check with provider.

Property Information - A telephone cable runs along the front of the property with a single pole on the north boundary. A wayleave agreement exists for the telephone cable.

Directions: what3words: goals.marsh.circles. Postcode: SP11 6EP

Tenure – Freehold

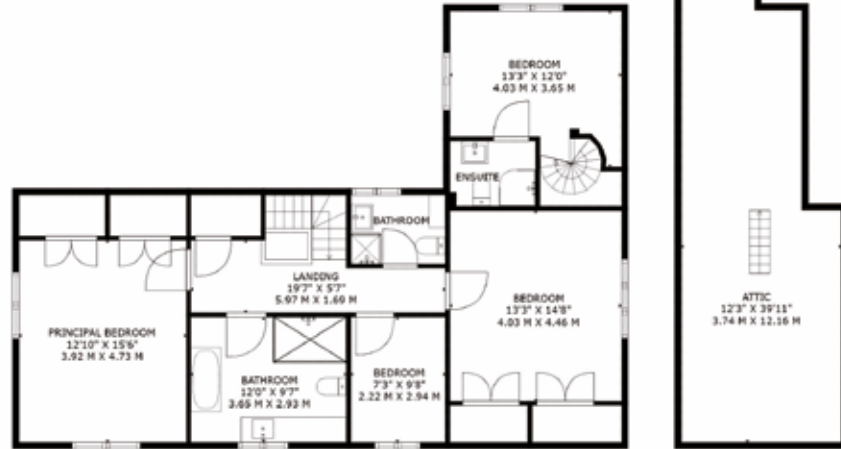
Viewing Arrangements

Strictly via the vendors sole agent Ryan O'Hare at Fine & Country on 07810 770042

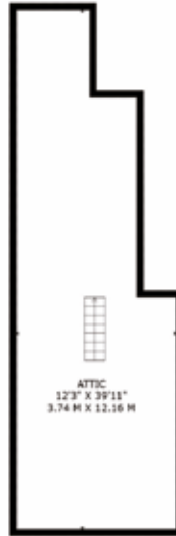
Website

For more information visit <https://www.fineandcountry.co.uk/winchester-and-andover-estate-agents>

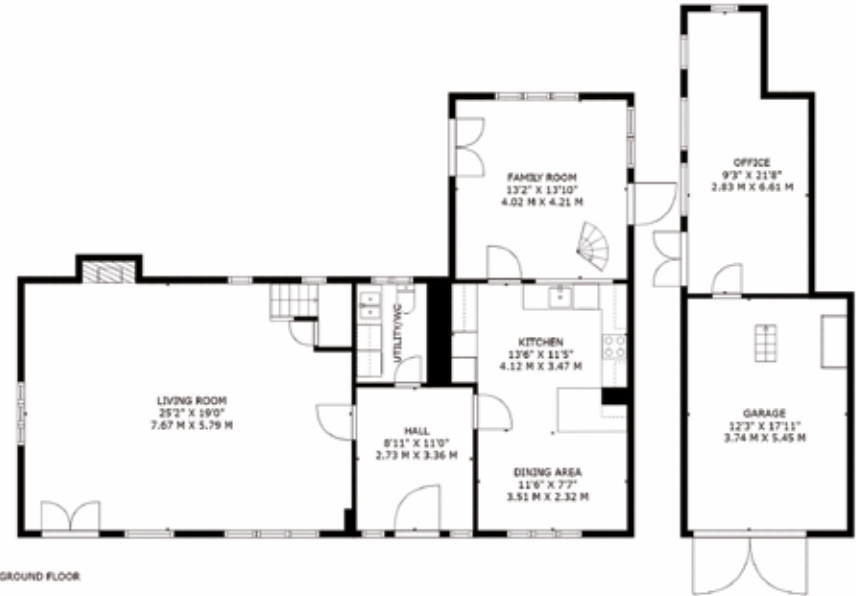




FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	81 D	68 D
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 2278 sq ft, 212 m2
 LOW CEILINGS: 348 sq ft, 30 m2
 ATTIC: 90 sq ft, 8 m2
 GARAGE & OUTBUILDINGS: 219 sq ft, 20 m2

OVERALL TOTALS: 2935 sq ft, 270 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Council Tax Band: F
 Tenure: Freehold

£ 875,000



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 17.01.2024





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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We value the little things that make a home



RYAN O'HARE

PARTNER AGENT

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Ryan O'Hare is dedicated to turning your property dreams into reality. He has an innate talent for understanding your needs and a keen eye for market trends, allowing me to find the perfect match for every buyer and seller. Excellent communication skills and unwavering attention to detail ensure a seamless and stress-free experience from start to finish. With genuine enthusiasm for real estate, integrity, and a tireless work ethic, here to be your ideal partner in your property journey. Whether you're looking to buy or sell, I'm here to guide you every step of the way.

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