



WINTERBOURNE COTTAGE

Stoke, Hampshire, SP11 0NP



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A unique opportunity to acquire a pair of cottages,
one requiring modernisation, set within a delightful
garden totalling around 0.8 acres, in this pretty village
surrounded by stunning countryside

Winterbourne Cottage

Reception hall | Sitting room | Dining room | Kitchen | Study | Utility
Bedroom 1 | Three further double bedrooms | Landing | Family bathroom

In all about 2,411 sq ft (223 sq m)

Bourne Cottage

Kitchen/Dining room | Sitting room | Orangery | Bathroom | Two double bedrooms

In all about 1,287 sq ft (119 sq m)

Outside

Delightful gardens totalling around 0.8 acres | Parking and car barn
Shepherd's hut providing further accommodation

Andover 7 miles | Newbury 13 miles | London Waterloo from Andover 1 hour
(Mileages and time are approximate)



SITUATION

The cottages are in a delightful and truly rural setting in the village of Stoke, located in the south of the North Wessex Downs AONB. The village is private and peaceful yet offers access to the A34 in a matter of minutes. Basingstoke, Winchester and Andover are within easy reach and offer a wide variety of shops and services. The neighbouring village of St Mary Bourne offers excellent amenities including a village shop and cafe, children's playground and two public houses. Andover railway station is 7 miles away and provides a fast and regular service to London Waterloo. Newbury is around 13 miles away which has a train service to London Paddington.

Schools in the area have a very good reputation, including Hurstbourne Tarrant Church of England Primary School, St. Mary Bourne Primary School, St. Gabriel's School, Farleigh and Cheam, among others.

Leisure opportunities in the area include several pleasant walks in the surrounding countryside. St Mary Bourne also has a cricket and bowls club. Highclere Castle is nearby and there are a good range of shops, leisure and cultural facilities in both Newbury and Andover.

WINTERBOURNE COTTAGE

Winterbourne Cottage itself is a generous, 4-bedroom Grade II listed building, set under a thatched roof. With the oldest part of the house believed to date from the 1500's, with later additions in the 1970's. This traditional cottage has a wealth of character and period features, providing good accommodation with over 2,400 square feet of living space. The cottage needs modernisation throughout but provides a superb opportunity for someone looking for a renovation project.

The reception space comprises a welcoming reception hall, leading into the sitting room with wooden floors, exposed beams and a beautiful inglenook fireplace. Adjacent to the sitting room is the dining room, again with a feature fireplace and exposed beams and the kitchen with door out into the garden. There is a useful study with fitted bookshelves and a utility room.



Bourne Cottage



Bourne Cottage



On the first floor there is a wonderful landing space with wooden floors, off which is bedroom 2, a good double bedroom. On the opposite side of the landing is the main bedroom which is a magnificent room with wooden floors and a full height vaulted ceiling with exposed beams. Bedroom 3 is a further double bedroom and there is also a family bath and shower room. Bedroom 4 is accessed via stairs from the utility and is a double bedroom with potential to create a separate shower room.

BOURNE COTTAGE

Bourne Cottage is next to Winterbourne Cottage and dates from the 1800's. The cottage is well presented and provides comfortable accommodation, with fine rural views. This charming cottage features a kitchen/dining room with Esse range oven, sitting room with woodburning stove and door opening into the orangery, which is a superb addition. The orangery features an Esse wood stove and double doors out onto the terrace and garden beyond. There is a downstairs bathroom and on the first floor there are two double bedrooms.

OUTSIDE

Winterbourne Cottage sits within very pretty gardens and grounds extending to around 0.8 acres.

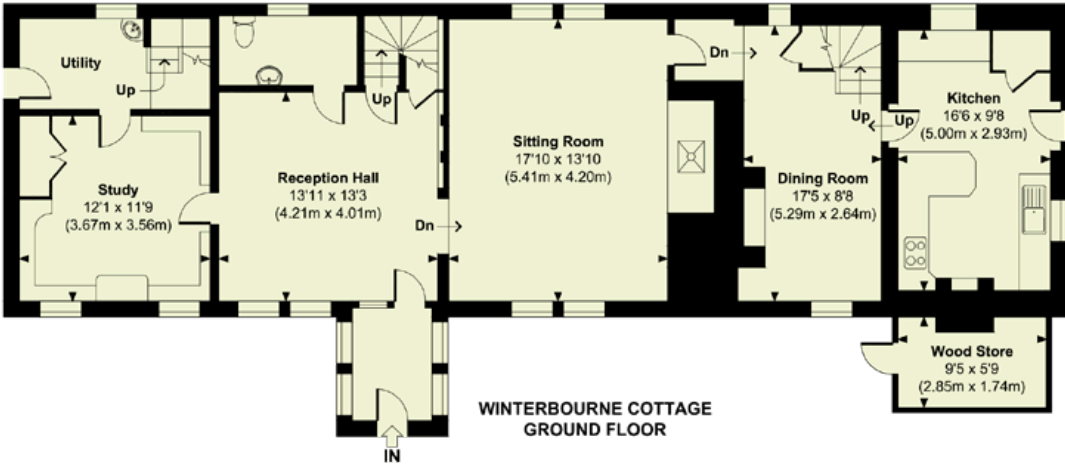
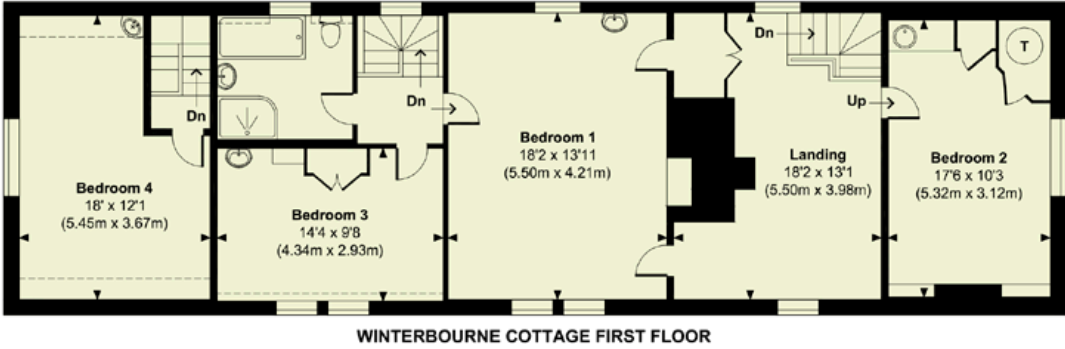
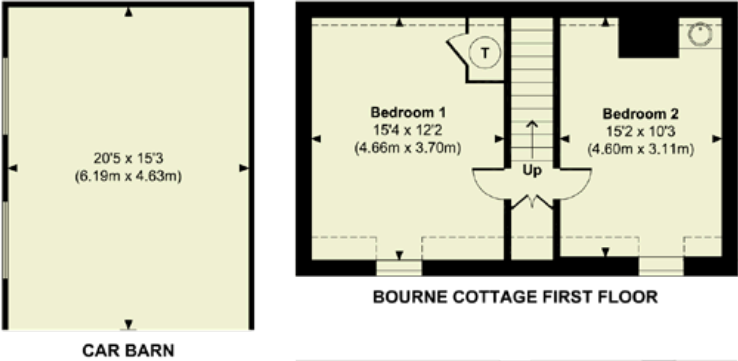
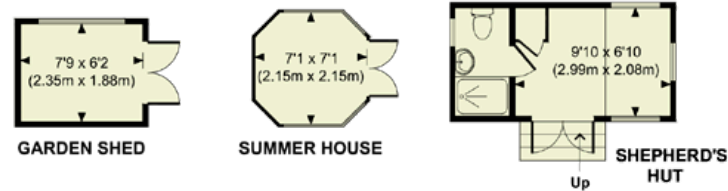
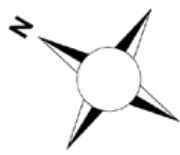
Approached through a 5-bar gate into a parking area with a car barn, there is a brick path leading through pretty flowerbeds and lawns up to the cottages. Behind Bourne Cottage there is a delightful terrace area flanked with well stocked borders. The garden is laid to lawn and enjoys wonderful views across the surrounding countryside.

There is a Shepherd's hut in this part of the garden, which is a charming feature and ideal for additional accommodation with a twist.

The remainder of the garden, stretching away from the back of Winterbourne Cottage, is laid to lawn interspersed with various fruit trees.

Winterbourne Cottage

Approximate Gross Internal Area
Winterbourne Cottage = 2411 Sq Ft / 223.99 Sq M
Bourne Cottage = 1287 Sq Ft / 119.55 Sq M
Car Barn = 309 Sq Ft / 28.66 Sq M
Garden Shed = 47 Sq Ft / 4.42 Sq M
Summer House = 45 Sq Ft / 4.17 Sq M
Shepherd's Hut = 93 Sq Ft / 8.61 Sq M
Total = 4192 Sq Ft / 389.40 Sq M
Outbuildings are not shown in correct orientation or location.
Includes areas with restricted room height.



Indicates restricted room height less than 1.5m.



GENERAL REMARKS

Method of Sale
The property is offered for sale by private treaty.

Rights of Way
There are no public rights of way crossing the property.

Services
Winterbourne Cottage - Mains water, electricity and private drainage. Heating provided by 2 log burners and an Everhot.

Bourne Cottage - Mains water, electricity and private drainage. Oil fired central heating.

Broadband availability
Standard cable broadband is available (Ofcom).

Mobile Phone Coverage
Good phone coverage is available (Ofcom).

Restrictions
Conservation area
Winterbourne Cottage - Grade II listed

Local Authority
Basingstoke and Deane Borough Council
Winterbourne Cottage - Band F
Bourne Cottage - Band D

Tenure
Freehold with vacant possession.

EPC
Winterbourne Cottage - F35
Bourne Cottage - E42

Parking
Private off street.

Directions (SP11 ONP)
From Whitchurch, take the Newbury Road heading out of the town. After passing a turning on the right to Kingsclere, take the next left turn onto Harroway, going over the A34. Approximately two miles along Harroway you will reach a

crossroad, signposting St. Mary Bourne, to the right. Turn right and follow the lane through St.Mary Bourne. Soon after leaving the village you will reach the village of Stoke. When in the middle of the village, turn right by the small park and Winterbourne Cottage will be found soon after on the left.

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Viewings
By appointment with BCM Wilson Hill only.

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NB These particulars are as at September 2025

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