

HILLIER & WILSON



Esseborne Manor
Andover

Esseborne Manor Hurstbourne Tarrant Andover SP11 0ER

A unique opportunity to purchase two cottages within the grounds of Esseborne Manor. These cottages are offered for sale as either individual properties, or as one whole entity. Stable Cottage consists of kitchen/breakfast room, reception room, shower room and sitting room. Upstairs, there is a double bedroom with dressing area and en-suite shower room and a further double bedroom. Whilst Barn Cottage consists of kitchen, a stud wall division which could be knocked through to create a larger kitchen/breakfast room, sitting room and bathroom. Upstairs, there are three bedrooms, one of which has an en-suite shower room. Esseborne Manor is set amidst the splendour of the North Wessex Down close by Highclere Castle, the setting of the television series "Downton Abbey", in an area designated one of outstanding natural beauty. Being only one hour from London, Southampton & Oxford, and located close to the M3 and M4 motorways Esseborne is a convenient location for visiting local attractions such as Stonehenge or Highclere Castle.

NO ONWARD CHAIN

Services:

Mains services are connected.
(except gas mains drainage. ???)
(Private service charges?)

EPC:

Full results of Energy Performance Certificate can be sent on request.



Council Tax:

Band ?

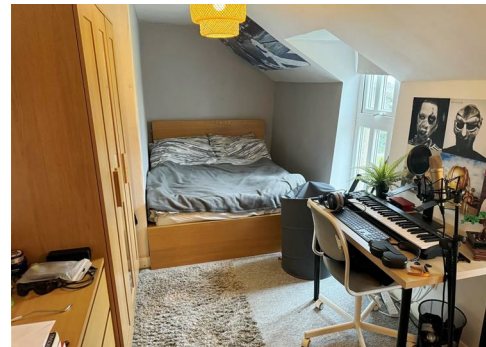
Viewing:

Strictly by confirmed appointment
with Hillier & Wilson
01635 522044

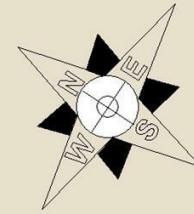
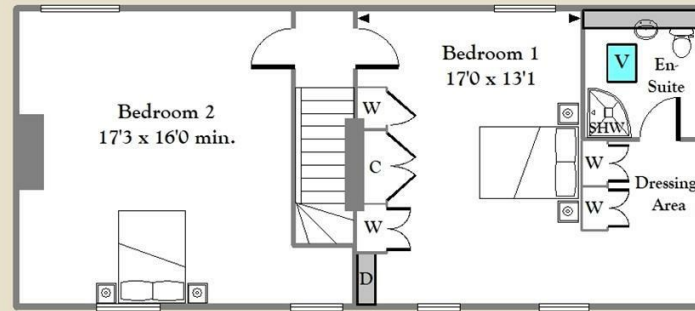
Directions

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 

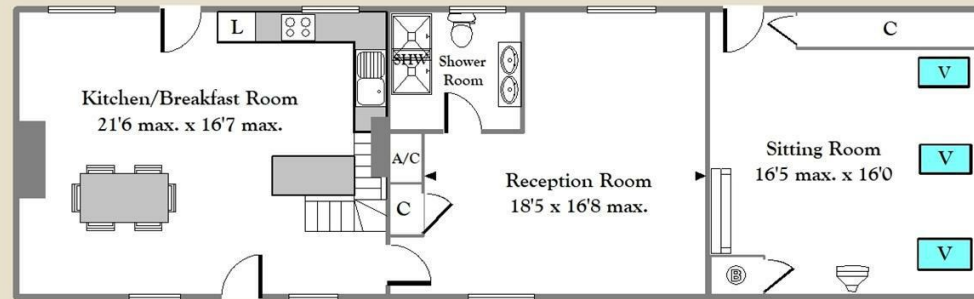




Stable Cottage, Esseborne Manor



APPROX. GROSS INTERNAL FLOOR AREA 1827 sq.ft. (169 sq.m) - For identification only - Not to scale
 Hillier & Wilson LTD.



Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
 Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

