

4 Kingsmill Cottages, Wherwell, Andover



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A cottage situated over three floors, located in a picturesque village on the River Test.

Situated at the end of a shared pathway, 4 Kingsmill Cottages welcomes you into a hallway with stairs leading to the property's first floor and access to the dining room with double French doors out to the garden. The dining room flows into a modern kitchen/breakfast room with a centre island and has access to the study, separate WC, and utility room, with a door out to the garden and a door with access to the front of the property. The ground floor of the property also features doors from the dining room into a dual aspect sitting room with two sets of double French doors out to the garden and an original fireplace with a log burner.

The property's first floor features a large principal bedroom with built-in wardrobes and an en suite shower room, a dual-aspect double bedroom with built-in wardrobes, an additional bedroom ideal for a nursery and a modern family bathroom. The property's second floor has been converted into a large bedroom with skylight windows overlooking delightful views.

Guide price: £725,000

Local authority: Test Valley Borough Council

Council tax band: F

Tenure: Available freehold



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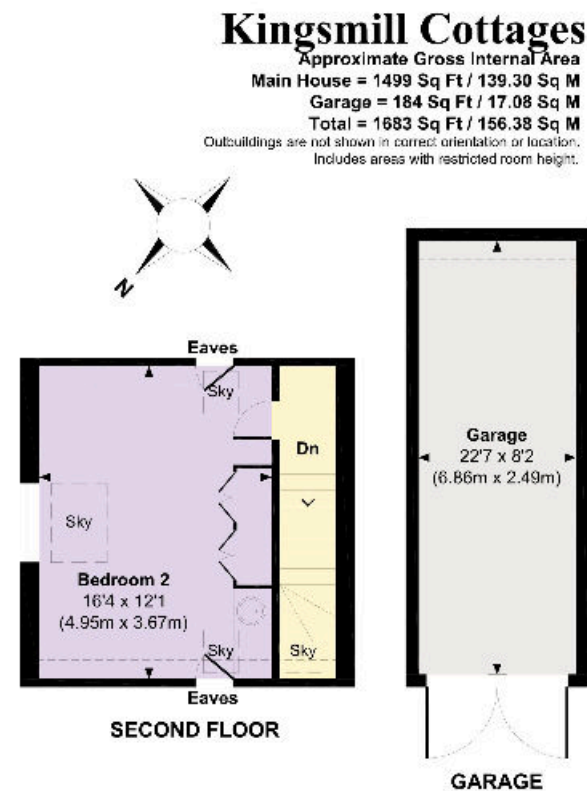
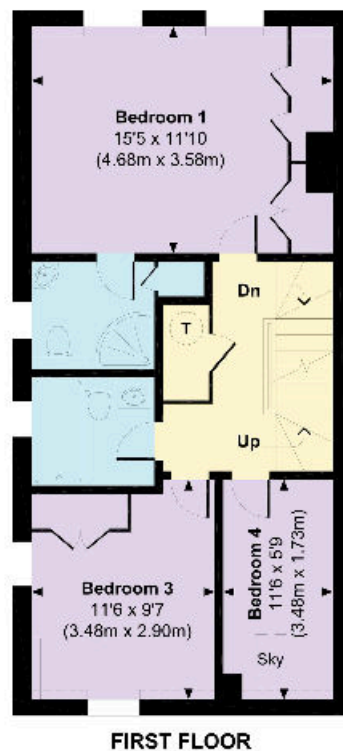
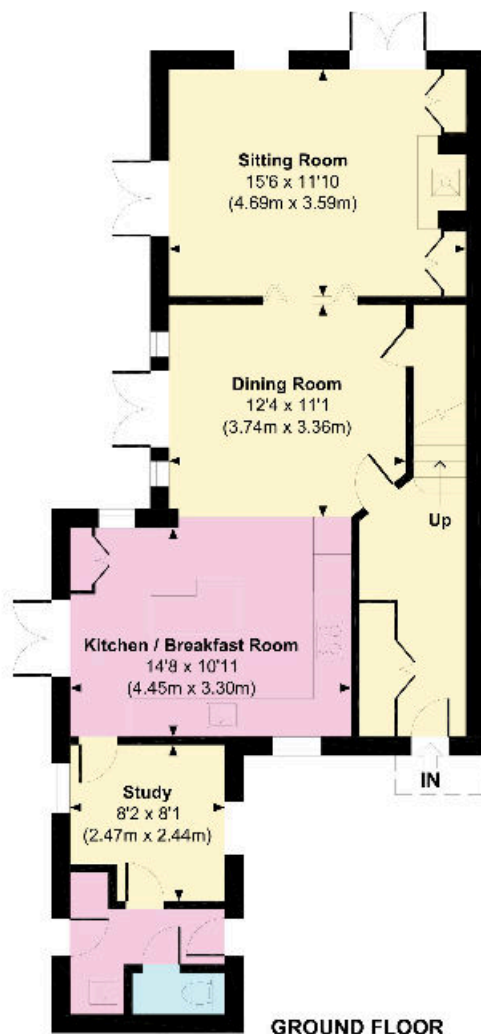
4 Kingsmill Cottages is located in the picturesque village of Wherwell. The village of Wherwell is a small parish situated 5 miles south of Andover and 10 miles north of Winchester and is nestled between the Test, one of England's most famous chalk rivers, and Harewood Forest, Hampshire's second largest ancient woodland. Wherwell Village has an excellent pub (currently under refurbishment) and a primary school. The market town of Stockbridge, 4.6 miles, provides a good range of boutique shops, cafes, pubs and restaurants. Winchester has a more comprehensive range, with trains to London Waterloo from 58 minutes. Andover with trains to London Waterloo from 70 minutes. Excellent Schools in the local area include Farleigh, Embley, Princes Mead, Winchester College and St Swithun's (times and distance approximate).





The property's garden is mainly laid to lawn, which wraps around the side of the cottage. The garden has a walled border creating privacy, a patio area for outside dining and a large garden shed. 4 Kingsmill Cottages is one of four cottages. The cottages are situated down a shared path which reaches each cottage's front entrance. At the end of the path is 4 Kingsmill Cottages. Each cottage has an individual private garden, but they all also benefit from a communal shared garden with an additional two converted barns, which backs onto the River Test. To the right of the four cottages is a shared driveway with four garages; each cottage has its own single garage as well as two car parking spaces, one in front of your own garage and one parked at an angle to the long wall in the driveway leading down to the cottage's garages.





Kingsmill Cottages

Approximate Gross Internal Area

Main House = 1499 Sq Ft / 139.30 Sq M

Garage = 184 Sq Ft / 17.08 Sq M

Total = 1683 Sq Ft / 156.38 Sq M

Outbuildings are not shown in correct orientation or location.
Includes areas with restricted room height.

Knight Frank
Winchester
14-15 Jewry Street
Winchester
SO23 8RZ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Ed Hunt
01962 677236
edward.hunt@knightfrank.com

Lottie Lambert
01962 677246
lottie.lambert@knightfrank.com

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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