



Valentines

Hurstbourne Tarrant, Hampshire



Valentines

Hurstbourne Tarrant, Hampshire

A beautifully presented brick and flint house with an annexe in a sought-after village.

Hall | Drawing room | Kitchen/dining room with larder | Playroom | Snug
Study/bedroom six | Store room | Cellar/utility room | Cloakroom

Principal bedroom with shower room | Four further bedrooms | Bathroom

Self-contained annexe comprised of a kitchen/sitting room with a bedroom and a shower room

Pretty garden with well and tree house | Three-bay garage | Workshop | Parking

Andover 5.5 miles (Waterloo from 65 minutes), Whitchurch 7 miles (Waterloo 65 minutes),
Newbury 11 miles (Paddington 50 minutes), Hungerford 11.5 miles,
Marlborough 18 miles, Winchester 21.5 miles, Salisbury 24 miles
(All distances and times are approximate)



Knight Frank Hungerford
Ramsbury House, 22 High Street
Hungerford, RG17 0NF

01488 682726
hungerford@knightfrank.com

knightfrank.co.uk



Situation

Valentines is an attractive Grade II listed property in Hurstbourne Tarrant, a popular village north of Andover.

The village has a well-regarded primary school, public house, community centre, recreation grounds, and tennis courts.

Andover has a broader range of recreational and shopping facilities, including a cinema and Waitrose.

Trains from Andover and Whitchurch to London Waterloo take approximately 65 minutes, and the A303 provides fast access to London and the West Country.

In addition to the village school, other popular schools include Cheam, Horris Hill, Dauncey's, Thorngrove, Farleigh, Winchester College, St. Swithuns and Godolphin.

For Sale Freehold

Valentines is a charming attached Grade II listed house believed to date from the late 18th century.

The spacious property has versatile accommodation, is well-proportioned, and has light rooms.

The owners have updated and modernised the property with great flair and attention to detail.





There is a fantastic kitchen/dining room with a breakfast bar and bi-fold doors leading to a sheltered terrace. Doors from the kitchen provide access to a playroom with a wood-burning stove and a snug with bay windows.

There is a useful cellar currently used as a utility room.

Off the hall, with a galleried landing, there is an impressive sitting room with a wood-burning stove leading to a study/bedroom six. An adjacent store room could be converted into a bathroom.

The double-aspect principal bedroom has an en suite shower room with four more double bedrooms and a shower room. There is a large loft area.

To the rear of the property is a substantial three-bay garage with a workshop and steps leading up to a wonderful one bedroom annexe which provides excellent guest or family accommodation. There is confirmed residential planning on the annexe, which could be used as a source of income / Air bnb rental.

The delightful garden mainly has a lawn and a variety of mature shrubs. The pretty rose-covered pergola provides a beautiful outdoor dining area. To the rear of the annexe is a garden area with raised beds.

The property is approached via a pair of electric gates leading up to a parking area and garaging.



Accommodation

See floor plans.

Services

Mains electricity, water and drainage.
Oil heating. Water softener.

Fixtures and Fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale buy may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local Authority

Test Valley Borough Council.
01256 844844

Council Tax

Band G

EPC Rating

Band D

Directions (SP11 OAG)

From Andover head north on the A343 passing through the village of Enham Alamein. After about 3 miles, drop down the hill into Hurstbourne Tarrant. Pass The George public house on the right and continue through the village; Valentines will be found on the right hand side.

Viewing

Viewing by prior appointment only with the agents.





Approximate Floor Area = 289 sq m / 3111 sq ft
Cellar = 15.2 sq m / 164 sq ft
Outbuilding = 126.6 sq m / 1362 sq ft
Total = 430.8 sq m / 4637 sq ft (Including Garage / Excluding Void)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



(Not Shown in Actual Location / Orientation)



Connecting people & property, perfectly.

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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2024. Photographs and videos dated June 2024. Reference: RMCW/HNG01211773
Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

