



Harts Meadow, Vernham Street, Hampshire





A well-presented home with land and stabling in a quiet, rural location.

Harts Meadow is a charming and versatile property in Vernham Street, with barns, stables and field shelters.



Tenure: Available freehold

Local authority: Test Valley Borough Council

Council tax band: F





For sale freehold

Harts Meadow is believed to date from the 1970s, with later additions in the 1980s and 2010.

Planning permission was granted in September 2021 for a replacement four bedroom dwelling with a garage and outdoor pool (Application no. 21/02129/FULLN).

Planning was also granted in January 2021 for a two-storey side extension and remodelling of existing ground and first-floor accommodation, demolition of the existing garage and store, and erection of a new timber-clad double garage (Application no. 20/02822/FULLN).

It is tastefully presented with light accommodation and has been modernised and well maintained.

Garden and grounds

The property is approached via a pair of electric wooden gates which lead to a parking area.

There is a barn and garage with electric doors, water and electricity, together with four boxes, a tack room/hay store and a kitchen.

Beyond the stabling lie two well-drained paddocks, bordered by post and rail fencing with water.

There is excellent riding out with direct access to a byway.

Steps from the terrace lead down to a private rear garden, mainly laid to lawn.

There is a summer house, greenhouse and sheds.





Hampshire

Harts Meadow is a charming property in Vernham Street, a small rural hamlet north of Vernham Dean and Andover.

The property is located in the North Downs Area of Outstanding Natural Beauty.

Nearby, Vernham Dean has a village hall, public house and primary school. There is a part-time doctor and post office facility.

More comprehensive shopping facilities can be found in Andover, which has a Waitrose and a regular Farmers Market.

Communications are excellent, with trains from Andover to London Waterloo taking just over an hour and Hungerford to London Paddington taking about 60 minutes. The A303 is within easy access and provides fast access to the West Country and London.

There are many well-regarded state and fee-paying schools in the area, including the primary schools in Vernham Dean, Farleigh, Thorngrove, Godolphin, Winchester College and St Swithuns.

Distances

Andover 8 miles (London (Waterloo 65 minutes), A303 9 miles, Hungerford 8 miles (Paddington 60 minutes), Newbury 14 miles, Marlborough 15 miles, Winchester 25 miles and Salisbury 27 miles.

Distances and times approximate



Services

Mains water and electricity. Private drainage. Oil heating. Solar panels.

Directions (SPII OEN)

what3words: ///loudly.ideals.blesses

From Andover head north on the A343 towards Newbury. In Hurstbourne Tarrant left signposted for Ibthorpe, Upton and Vernham Dean. Having passed through Upton turn right for Vernham Street and Linkenholt. Continue along this road and at the T-junction bear left; the entrance for Harts Meadow will be found immediately on the right hand side.



Approximate Floor Area = 204.2 sq m / 2198 sq ft
 Outbuildings = 117.2 sq m / 1261 sq ft
 Total = 321.4 sq m / 3459 sq ft



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 22 High Street
 Berkshire
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