



CAGERS COTTAGE

Wildhern, Hampshire



A FASCINATING ENERGY EFFICIENT HOME WITH A WONDERFUL WEST FACING GARDEN

Cagers Cottage is situated in a popular village, well placed
for good schools and communications.

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Local Authority: Test Valley Borough Council
Council Tax band: G
Tenure: Freehold
Postcode: SP11 0JE
What3Words: ///sized.fewest.interlude

Services: Mains water and electricity. Private drainage.
Electric heating with air exchange system. Solar panels with triple glazing.



LOCATION

Cagers Cottage is an impressive family home situated in the pretty village of Wildhern on the edge of the North Wessex Downs Area of Outstanding Natural Beauty. Wildhern has a village hall, playing fields, floodlit tennis courts and children's play area.

The nearby towns of Andover, Newbury and Hungerford provide a broader range of shopping and recreational facilities.

Communications are excellent with the A303 and M3 providing access to London and the West Country. Trains from Andover into London Waterloo take approximately 70 minutes and from Newbury into London Paddington approximately 50 minutes.

Nearby Hatherden and Hurstbourne Tarrant have primary schools. Other popular schools include Farleigh, St Gabriels, Thorngrove and Horris Hill.

Andover 3.5 miles (London Waterloo 70 minutes), Hungerford 13 miles, Newbury 15 miles (London Paddington 50 minutes), Marlborough 20 miles, Winchester 21 miles, Salisbury 22 miles. Distances and times approximate.



DESCRIPTION

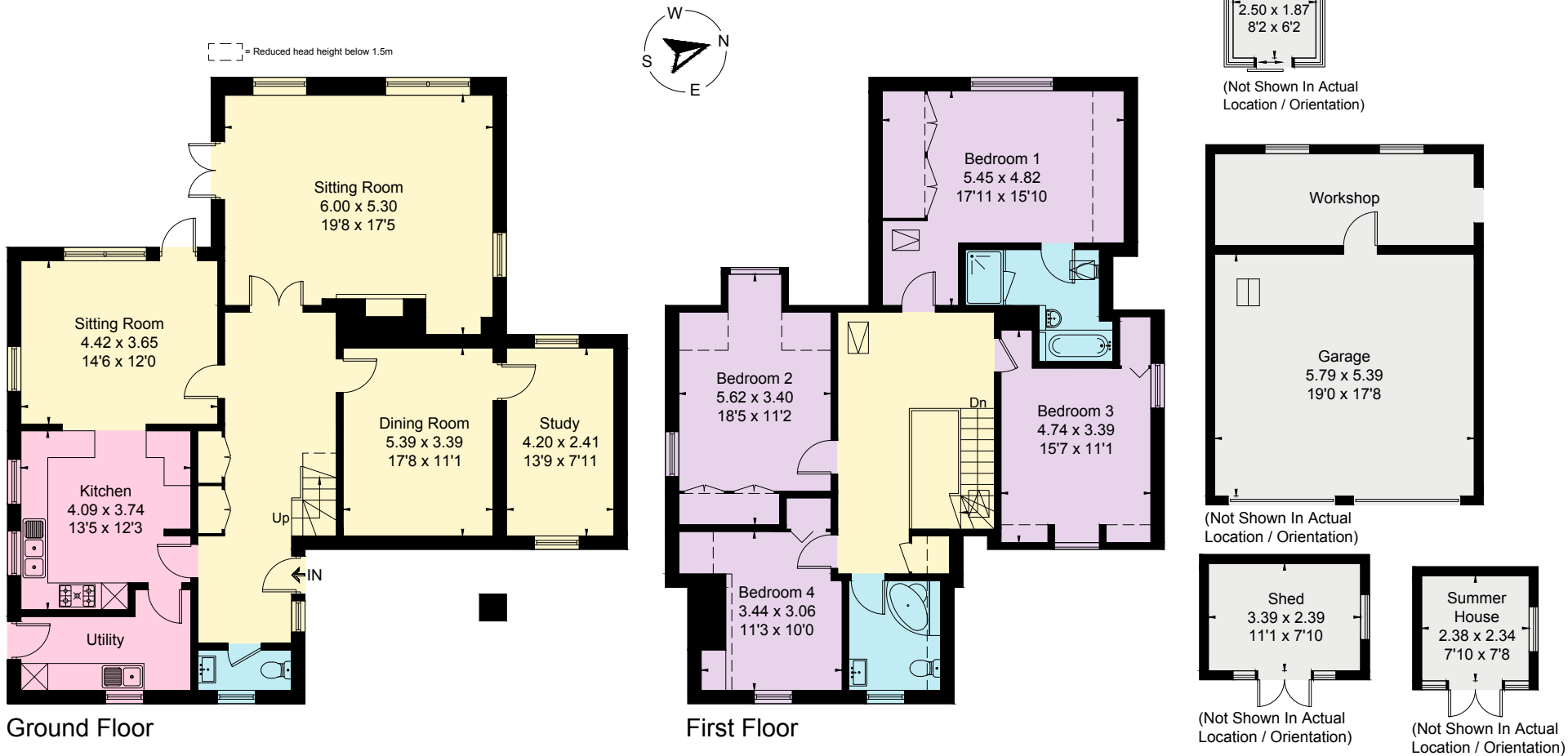
Cagers Cottage is a Scandia-Hus timber-framed property constructed in 1987. With triple glazing and seventeen solar panels the property has been designed with energy efficiency and sustainability in mind.

The accommodation is well proportioned and includes a kitchen with adjacent sitting/dining area and triple aspect sitting room with Jetmaster fire with doors leading onto a sheltered terrace.

There is a dining room and study which could be turned into a bedroom and bathroom as the study has been plumbed for a bathroom.

There are four bedrooms and two bathrooms, one ensuite, on the first floor.

The delightful west-facing garden backs onto a field and is laid to lawn with a variety of herbaceous borders and shrubs. There is a summer house, greenhouse and a shed. A gravelled drive leads to a double garage and ample parking space.



Approximate Floor Area
The House: 218.6 sq m / 2,353 sq ft
Outbuildings: 54.6 sq m / 588 sq ft (Including Garage / Excluding Shed)
Total: 273.2 sq m / 2,941 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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