



BROOKSIDE FARMHOUSE

Hurstbourne Tarrant, Hampshire



A PRETTY GEORGIAN FARMHOUSE SITUATED IN THE HEART OF A SOUGHT-AFTER BOURNE VALLEY VILLAGE.

Brookside Farmhouse is an impressive village home which has been updated and modernised to a high standard by the current owners.


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Local Authority: Test Valley Borough Council
Council Tax Band: G
Services: Mains electricity, water and drainage. Oil heating.
Postcode: SP11 0AE
What3words: ///valley.lectured.detect
Tenure: Freehold

LOCATION

Brookside Farmhouse is a pretty period property located in Hurstbourne Tarrant, a popular village to the north of Andover.

The village has a popular primary school, community centre and recreation ground with tennis courts.

Andover has a wider range of recreational and shopping facilities including a cinema and Waitrose. Trains from Andover and Whitchurch to London Waterloo take approximately 65 minutes with the A303 providing fast access to London and the West Country.

In addition to the well regarded village school other popular schools include Farleigh, Thorngrove, Winchester College, St Swithuns and Godolphin.

Distances: Andover 5.5 miles, Newbury 11 miles (London Paddington 50 minutes), Hungerford 11.5 miles, Marlborough 18 miles, Winchester 21.5 miles, Salisbury 24 miles. Distances and times approximate

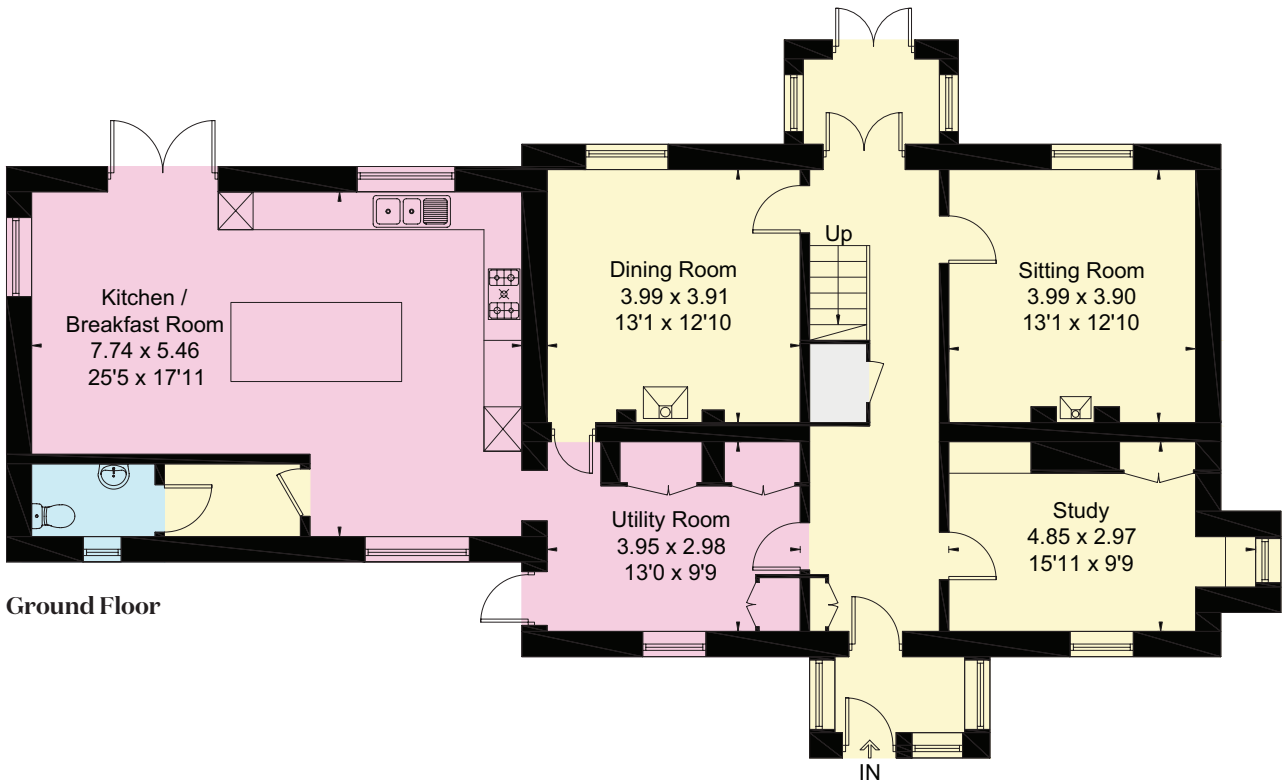


THE PROPERTY

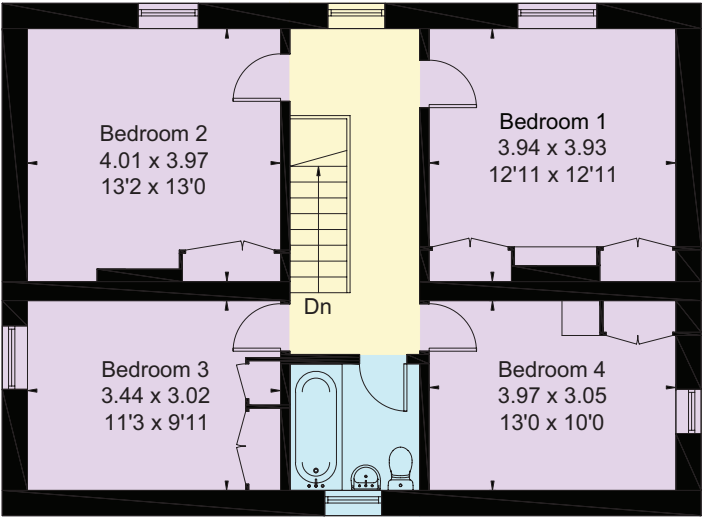
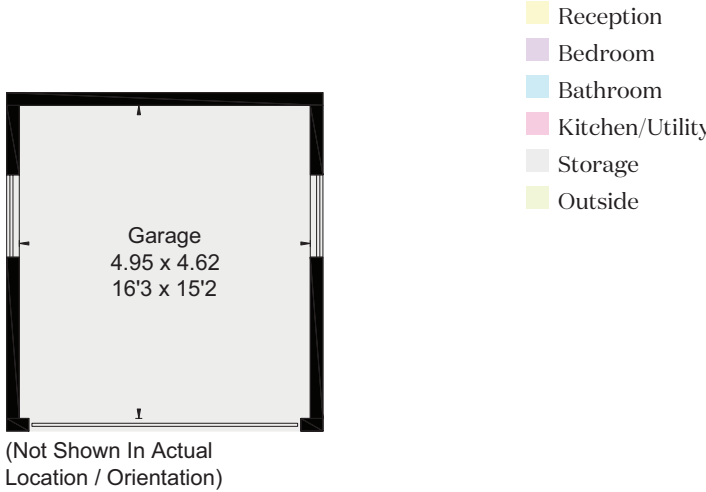
Brookside Farmhouse is a charming Grade II Listed home dating from around 1820. The well-proportioned, light-filled rooms feature good ceiling heights and sash windows. Extensively renovated by the current owners, updates include serviced windows, new chimneys and fireplaces, a new kitchen and bathroom along with many other improvements.

The fully renovated kitchen/breakfast room features quartz countertops, wooden cabinets and a waterfall island that seats four. French doors open to a walled rose garden bordering the Swift riverlet. The attractive sitting and dining rooms face south-west, overlooking the garden and there is a separate study. Upstairs are four bedrooms and a bathroom. New carpeting, tile floors and refinished wood floors run throughout. Every room has been thoughtfully restored and updated.

The delightful part-walled, south-facing garden is mainly lawn with a variety of mature shrubs and borders. A gravel drive leads to parking for several cars and planning permission has been granted for a new oak-framed two-car garage. Planning reference: 24/02583/FULLN.



Approximate Gross Internal Area = 202.7 sq m / 2182 sq ft
Garage = 22.8 sq m / 245 sq ft
Total = 225.5 sq m / 2,427 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.

I would be delighted
to tell you more.

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