

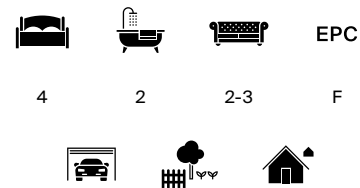


MEADOWBANK

St Mary Bourne, Hampshire

A CHARMING ATTACHED COTTAGE PRIVATELY SITUATED IN THE HEART OF A POPULAR BOURNE VALLEY VILLAGE

Meadowbank is a spacious and light property with versatile accommodation



Local Authority: Basingstoke and Deane Borough Council
Council Tax: Band E
Postcode: SP11 6BG
What3words: ///leader.symphonic.renews
Services: Mains water, electricity and drainage. LPG tank.

HAMPSHIRE

Meadowbank is a pretty semi-detached cottage situated in St Mary Bourne, a sought-after Bourne Valley village. The village has a good range of amenities including a well-regarded primary school, doctor’s surgery, post office/village shop, the Church of St Peter and two public houses.

The nearby market town of Andover offers extensive facilities as does the village of Whitchurch, whilst more extensive amenities can be found at the larger centres of Newbury to the north, Basingstoke to the east and Winchester to the south. Communications are excellent with the A34 to the east providing access to the M4 (J13) or the A303 for the M3 (J8) both giving quick access to London and the south west. There are regular direct train services from Whitchurch to London Waterloo or from Newbury to London Paddington.

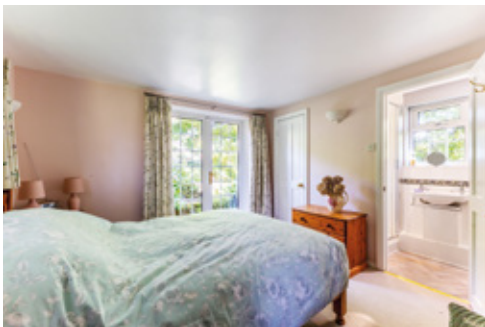
Popular schools in the area include the primary schools in the village and in Hurstbourne Tarrant as well as nearby Thorngrove and Farleigh.

Distances: Andover 6 miles (London Waterloo 70 minutes), Newbury 13 miles (London Paddington 50 minutes), Hungerford 14.5 miles, Basingstoke 15 miles, Winchester 17 miles, Marlborough 21.5 miles, Salisbury 26 miles. (All distances and times are approximate).

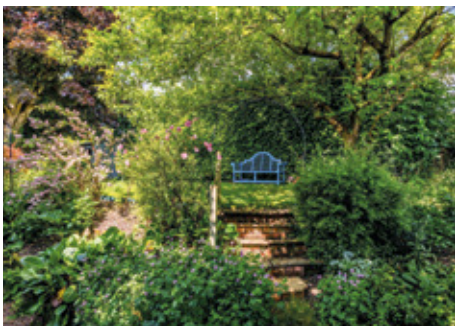
THE PROPERTY

Meadowbank is an attractive period property. The accommodation has light rooms arranged over three floors and includes a south-facing kitchen which overlooks the pretty garden and a double-aspect sitting room with woodburning stove and doors into the garden. Steps lead up to a study area and there is an adjacent conservatory. There is a useful cellar. The main bedroom has a shower room and doors leading into the garden. There are three further bedrooms, a family bathroom and second floor study.

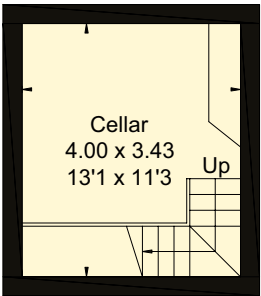




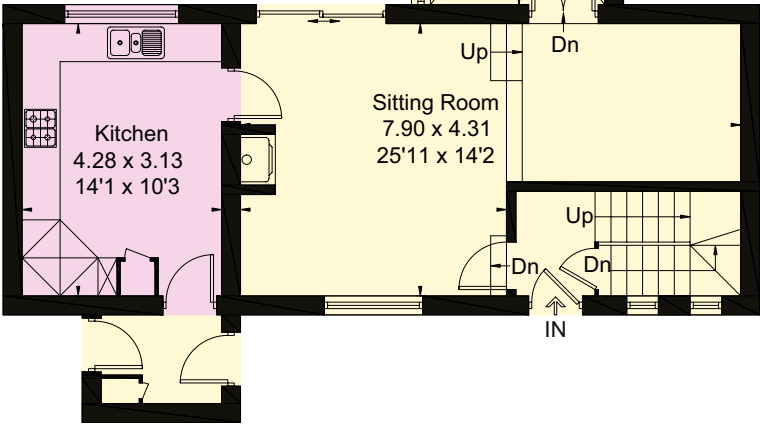
The delightful garden is wonderfully private and enjoys views of the church. It is mainly laid to lawn with two sheltered terraces and a variety of herbaceous borders and shrubs. A five-bar gate leads to a shared gravel drive with parking and a single garage. There is a vegetable patch to the side of the garage.



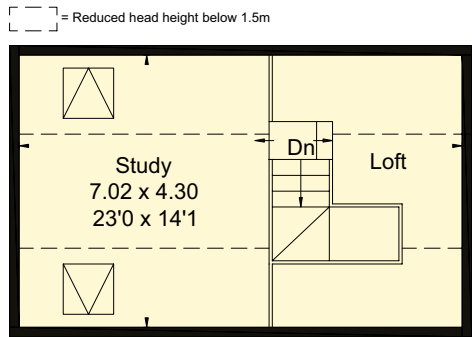
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



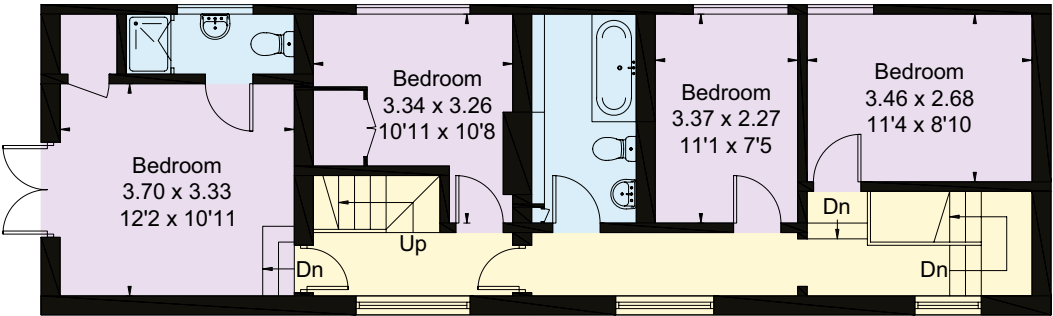
Cellar



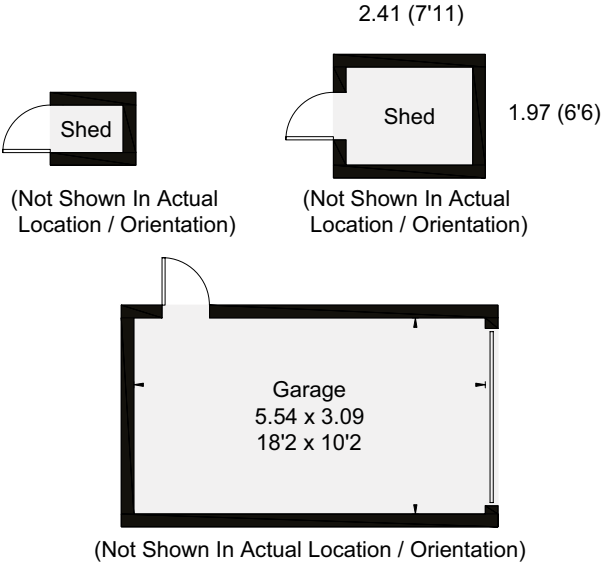
Ground Floor



Second Floor



First Floor



Approximate Gross Internal Area = 163.6 sq m / 1761 sq ft
Cellar = 13.8 sq m / 148 sq ft
Garage = 17.2 sq m / 185 sq ft
Total = 194.6 sq m / 2094 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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