

Baptist Hill, St. Mary Bourne, Andover, SP11

Approximate Area = 1535 sq ft / 142.6 sq m
 Garage = 192 sq ft / 17.8 sq m
 Outbuildings = 336 sq ft / 31.2 sq m
 Total = 2063 sq ft / 191.7 sq m
 For identification only - Not to scale



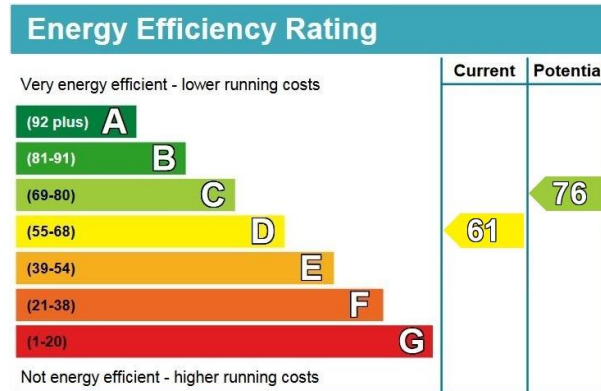
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Austin Hawk Ltd. REF: 1074284



Baptist Hill, Saint Mary Bourne

Guide Price £699,950 Freehold



- Living Room
- Office
- Shower Room
- Large Plot
- Outbuildings

- Kitchen/Dining Room
- Bathroom
- 6 Bedrooms
- Generous Parking
- Rural Outlook

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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DESCRIPTION: Occupying a rural location in an area of outstanding natural beauty with fields on two sides, this was originally two houses and was converted into a substantial dwelling by the current owners nearly thirty years ago. The spacious accommodation offers flexible living space and comprises living room, office, kitchen/dining room, a bathroom, shower room and six first floor bedrooms. Outside there is large front garden leading to generous parking and a rear garden with seating areas, two sheds and outbuildings/stores.

LOCATION: The property is situated in the village of St Mary Bourne, renowned for its many period houses and cottages and the surrounding undulating countryside. The village has a well regarded primary school, doctor's surgery, church, modern village hall, a Post Office/shop/cafe, as well as two public houses. An excellent rail service to Waterloo is available from Whitchurch, about three miles distant. The nearby towns of Andover (about five miles) and Newbury also offer fast mainline rail services to Waterloo and Paddington respectively, together with a comprehensive range of shopping, educational and leisure facilities. The cathedral city of Winchester is approximately twenty minutes' drive away. The A34 and A303 roads and M3 and M4 motorways are all within easy reach.

ACCOMMODATION: One of two front doors into entrance lobby with stairs to first floor and door to:

LIVING ROOM: Window to front with stunning views. Fireplace with coal fired back boiler and cupboards with shelving to the side. Doors to:

OFFICE: Window to rear and door to PORCH with space and plumbing for washing machine and tumble drier.

SIDE LOBBY: Window to side and door to:

SHOWER ROOM: Window to rear. Shower cubicle, wash hand basin and WC.

KITCHEN/DINING ROOM: DINING AREA with window to front benefiting from stunning views. Coal fired back boiler and open plan to: **KITCHEN AREA** with window and door to rear garden. Range of eye and base level oak cupboards and drawers with wood work surfaces over and inset Belfast sink. Inset electric hob with extractor over and oven below. Integral fridge and freezer, space and plumbing for dishwasher. Door to:

SIDE LOBBY: With door to:

BATHROOM: Panelled bath with shower attachment, wash hand basin and WC.

FIRST FLOOR LANDING: Doors to:

BEDROOM 1: Window to front with stunning views. Fitted wardrobe cupboard and separate fitted drawers.

BEDROOM 3: Window to rear.

BEDROOM 6: Window to rear. Airing cupboard with hot water tank and loft access.

BEDROOM 5: Window to rear. Airing cupboard with hot water tank and loft access.

BEDROOM 4: Window to rear.

BEDROOM 2: Window to front with stunning views and fitted cupboard.

OUTSIDE: To the front there is a large area of lawn with shrubs, trees, a greenhouse and leading to the generous parking. Open access to the side leads to:

REAR GARDEN: Hard standing with an outbuilding divided into four stores and steps up to an area of lawn with two sheds, mature shrubs and trees. Steps lead down to a raised patio area with two outbuildings/stores.

TENURE & SERVICES: Freehold. Mains water, drainage and electricity are connected. Solid fuel central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

