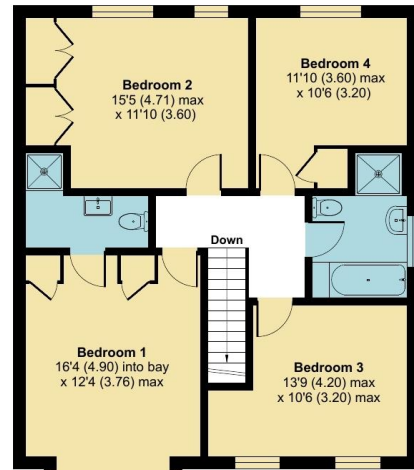


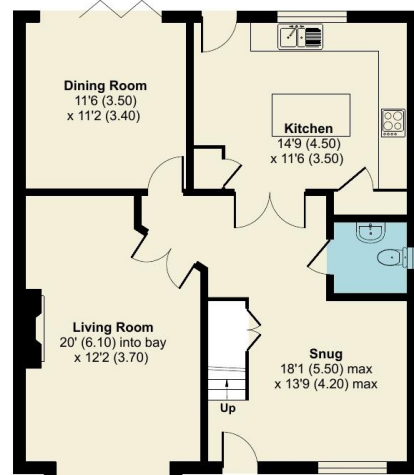
**Green Bank, Upper Link, St. Mary Bourne, Andover, SP11**

Approximate Area = 1658 sq ft / 154 sq m

For identification only - Not to scale



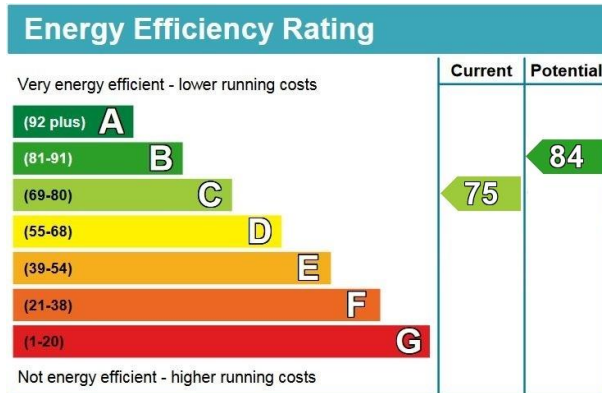
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1116585



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.



**Green Bank, St Mary Bourne**

**OIEO £699,950 Freehold**

- Sought After Village Location
- Three Reception Rooms
- Master Bedroom Suite
- Three Further Double Bedrooms
- Close to Schools & Amenities

- Elevated Postion with Stunning Views
- Kitchen
- Cloakroom
- Family Bathroom
- Proximity to Mainline Railway Stations

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



An exceptional four double-bedroomed detached house occupying an elevated position with stunning views over the Bourne Valley. Located on the edge of the sought after village of St Mary Bourne, the property was constructed as recently as 2010 and benefits from driveway parking for up to three vehicles. The current vendors have further enhanced the property during their tenure including extensive landscaping and terracing of the rear garden to a very high standard. Immaculately presented throughout, the accommodation comprises living room, dining room, separate snug, cloakroom, kitchen, master bedroom suite, three further double bedrooms and a family bathroom.

Steps up from the driveway parking lead through an attractive landscaped frontage and lead to the front door of the property, sheltered by a pitched porch. There are two front-aspect reception rooms taking in those views across the Bourne Valley; a snug welcomes you in from the front door whilst an expansive living room includes a modern wood burning stove. To the rear of the ground floor are a dining room with bifold doors opening out to a terrace at the rear. A very well stocked kitchen features attractive travertine tiled flooring along with integrated appliances and a matching island breakfast bar. On the first floor, the master bedroom suite with a front aspect box bay window provides far reaching views across the Bourne Valley and back to the village lake. There are three further double bedrooms, two with views to the terraced garden at the rear and open fields beyond, all serviced by a family bathroom.

The terraced rear garden features attractive brick and flint retaining walls with lawns on two separate levels separated by mature flower and shrub borders. Maximising the views from the top of the garden is an outdoor seating area underneath a pergola with a variety of mature climbing plants entwined. Viewing is highly recommended to fully appreciate all that this property has to offer including the very appealing location.

St Mary Bourne is a thriving village located in the heart of the Bourne Valley within the North Wessex Downs National Landscape. The village itself offers numerous local amenities including a state of the art Village and Community centre on the banks of the village lake with various sports and community facilities available. Alongside is a recently refurbished village shop which includes a coffee shop and post office whilst the village can also boast a GP Surgery, Primary School, Church and two public houses. Nearby are the towns of Whitchurch and Andover, both offering wider amenities and both on the main Exeter to Waterloo railway line with commuters times to London around the hour.

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.

