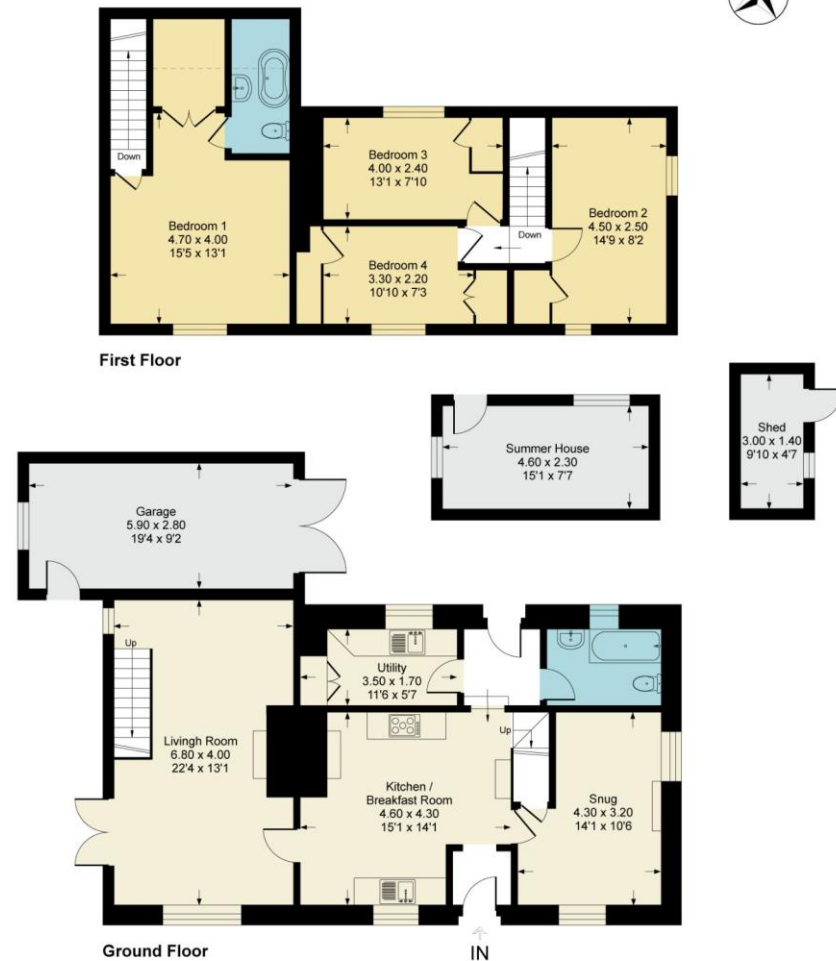


Marigold Cottage, SP11
 Approximate Gross Internal Area = 140 sq m / 1508 sq ft
 Approximate Garage Internal Area = 17 sq m / 178 sq ft
 Approximate Outbuildings Internal Area = 15 sq m / 159 sq ft
 Approximate Total Internal Area = 172 sq m / 1845 sq ft
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Marigold Cottage, Amport

Guide Price £695,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- No Onward Chain
- Kitchen & Utility Room
- Master Bedroom Suite
- Low Maintenance Gardens
- Garage & Driveway Parking

- Living Room & Dining Room
- Family Bathroom
- Three Further Bedrooms
- External Home Office
- Proximity to Mainline Railway

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.



Located in the heart of the sought-after and picturesque village of Amport, this detached four-bedroomed, thatched cottage is available to the property market with No Onward Chain and has the potential to be the perfect family home. The property benefits from driveway parking in front of a garage, attractive and low maintenance gardens and an external Home Office with power, lighting and an internet connection. The accommodation itself comprises a ground floor with a living room including an inglenook fireplace, dining room, kitchen, utility room and a family bathroom. The first floor offers a master bedroom suite, with its own separate access via the living room with then three further bedrooms accessed by their own staircase off of the kitchen. Grade Two listed with original construction dating back to 1650, the current owners have invested in sympathetically updating the property in recent years, which includes a newly thatched roof.

The front of the cottage is approached through a lawned front garden, enclosed by attractive Pyracantha hedging, with a path leading to a stable style front door under a thatched porch. An entrance lobby leads on into the kitchen with Italian marble flagstones that flow through the entire ground floor, a range-style cooker and an inset wood burning stove set within an original exposed brick fireplace. Off the kitchen are a dining room, utility room and family bathroom along with rear access to the driveway and garage. The living room features underfloor heating and its own inglenook fireplace, also of exposed brick. French doors lead from the living room into the rear garden with a patio area adjacent to the rear of the property and steps up to an area of lawn with beyond, a brick Home Office. The first floor has access from two separate staircases; the master suite, accessed from the living room includes a double walk-in wardrobe and access to a fully boarded loft space as well as the ensuite bathroom. Three further bedrooms, all of good size and each individual in character complete with exposed original timber flooring are accessed via a stairwell from the kitchen.

The cottage is located in the heart of the village of Amport, four miles west of Andover in the valley of Pillhill Brook, a tributary of the River Anton. The location provides excellent access for London-bound commuters to either Andover or Grateley mainline railway stations, both approx. 3.5 miles away, with Waterloo then just over an hour away, whilst by road, the A303 is literally just a two-minute drive. A stone's throw from the cottage is The Hawk Inn, a typical country pub with dining and accommodation on offer.

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.

