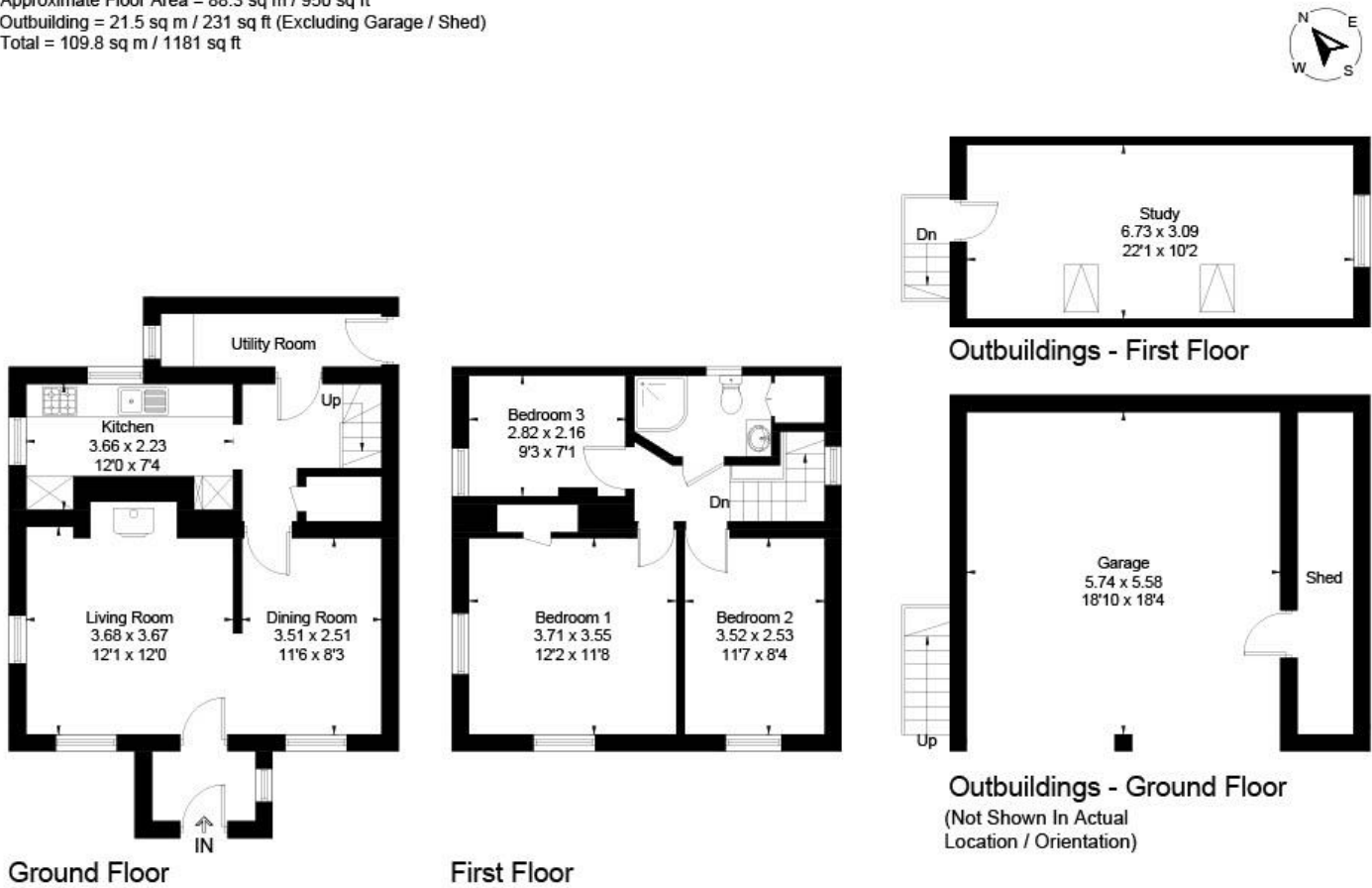
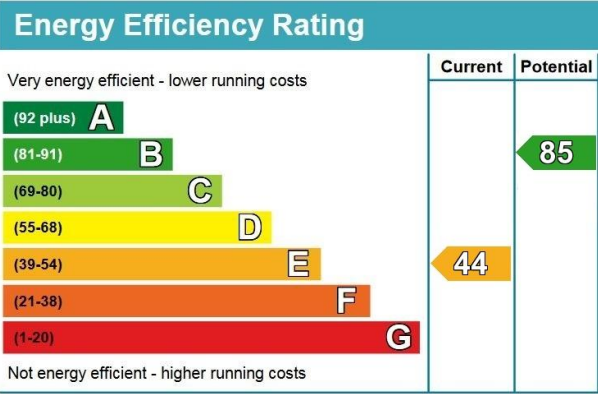


Approximate Floor Area = 88.3 sq m / 950 sq ft  
Outbuilding = 21.5 sq m / 231 sq ft (Excluding Garage / Shed)  
Total = 109.8 sq m / 1181 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78567



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.



Bladon Cottage, Hurstbourne Tarrant

Guide Price £595,000 Freehold

- Village Location
- Living Room
- Kitchen & Utility Room
- Family Shower Room
- Car Port & Driveway Parking
- Entrance Lobby
- Dining Room
- Three Bedrooms
- Annexed Studio
- Mature Gardens



This charming brick and flint cottage offers a perfect balance of period character and modern living set within mature, attractive gardens in the village of Hurstbourne Tarrant, surrounded by the rolling countryside and chalk downland of the North Wessex Downs National Landscape. The property benefits from extensive gated driveway parking in front of a bespoke modern annexed barn which offers not only generous covered parking and an integral storeroom but also a fully insulated studio above. The accommodation, well-presented throughout, comprises an entrance lobby, a dual-aspect living room complete with wood burning stove, a dining room, a galley-style kitchen, a utility room, three bedrooms and a family shower room.

The ground floor features attractive tiled flooring throughout, with the entrance lobby providing tidy cloaks storage options with an internal glazed door leading into the dual-aspect living room, the centrepiece of which is a modern wood burning stove set within an original inglenook fireplace with an exposed brick aperture and a slate tiled hearth. There is an open-plan-flow into the front-aspect dining room with the galley-style kitchen and utility room to the rear of the ground floor. The kitchen itself includes wood effect worksurfaces with decorative tiled splashbacks and a range of integrated appliances. The first floor provides three good-sized bedrooms all serviced by a recently refurbished family shower room. The master bedroom is light and airy with its dual-aspect and includes built-in wardrobe storage. The second bedroom, a double, has a front aspect and provides loft access, whilst the third bedroom, a good-sized single, has a window to the side.

Outside, the attractive property frontage is enhanced by a mature front garden comprising a small area of lawn either side of the path to the front door of the property, framed by flower, shrub and herbaceous borders. There is access on both sides of the property into the mature rear garden, which is mainly laid to lawn with flower, shrub and herbaceous borders interspersed with ornamental and fruit trees. The gated gravelled driveway at the front provides generous parking and also leads to the double car port which forms the base of the annexed studio. External stairs lead up to the studio, which could be used as generous office space or, subject to the correct consent, additional accommodation.

Located near the centre of Hurstbourne Tarrant, a village with a true community feel with a host of local clubs and activities along with The George and Dragon, a sixteenth century coaching Inn which offers all the trappings of a country public house including accommodation. The village also boasts a modern Community Centre, Convenience Store, Tea Shop, Hair Salon, Church and Primary School, with the nearby village of St Mary Bourne offering further local amenities including public houses and a recently refurbished Post Office, village shop and coffee shop. The location lends itself perfectly for those who might need to commute into London with a choice of available mainline stations (Newbury into Paddington in less than an hour or Andover into Waterloo in just over an hour). Road links provide easy access in all directions, with the A303 and the A34 nearby.

