

**The Dell, SP11**  
Approximate Gross Internal Area = 198.1 sq m / 2133 sq ft  
Approximate Garage Internal Area = 24.3 sq m / 262 sq ft  
Approximate Total Internal Area = 222.4 sq m / 2395 sq ft

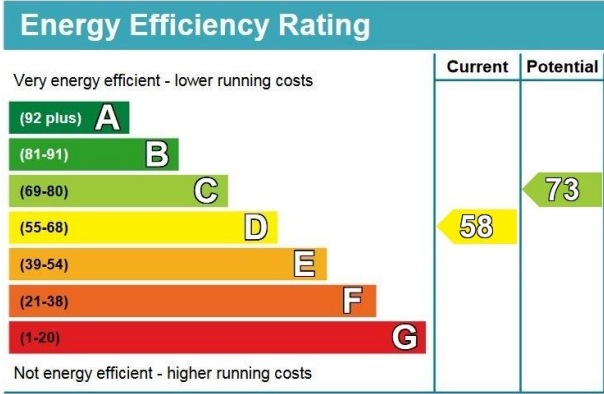


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



The Dell, Vernham Dean

Guide Price £780,000 Freehold



- Village Location
  - Living Room & Dining Room
  - Family Room/Snug
  - Four Double Bedrooms
  - Attractive Gardens
- Entrance Porch & Hallway
  - Kitchen & Utility Room
  - Cloakroom
  - Two Bathrooms
  - Garage & Driveway Parking

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.





**DESCRIPTION:** Benefitting from an elevated position on the edge of the village of Vernham Dean, this substantial four-double-bedroomed detached home offers almost 2,500 square feet of accommodation with a layout that flows intelligently. Very well presented throughout, the property comprises a ground floor with a practical entrance porch, a hallway, a generous dual aspect sitting room, an equally generous dining room, a kitchen with open plan access into a utility room, a separate family room/snug, a cloakroom and an integral garage. The first floor has a split landing with three of the double bedrooms enjoying scenic views back across the village and to open countryside beyond. The fourth bedroom has a dual aspect with views over open countryside to the rear of the property. The first floor also provides two separate bathrooms. Outside, there are attractive gardens, with the front garden including a south-facing terrace off the sitting room.

**LOCATION:** The Dell is a quiet cul-de-sac, rising gently from the centre of the village of Vernham Dean in the heart of the North Wessex Downs National Landscape. The location benefits from several nearby local amenities, including, The George Inn, The Millennium Hall, which is a state of the art, modern community venue, schools for both Primary and Pre-school ages, a church, a sports field with pavilion and a wealth of open countryside and footpaths literally on the doorstep. The location lends itself perfectly for those who might need to commute into London with a choice of available mainline stations within a maximum ten-mile radius (Great Bedwyn and Hungerford into Paddington in less than an hour or Andover into Waterloo in just over an hour).

**OUTSIDE:** Set back behind mature, manicured, evergreen and beech hedging, a tarmac driveway leads to the front of the integral garage with to one side, a practical, mature front garden which includes an ornamental fish pond surrounded by lawn with mature shrub and flower borders. Steps lead up to the south-facing terrace whilst the front door to the property is accessed from the driveway, next to the garage.

**ENTRANCE PORCH & HALLWAY:** The front door leads into an entrance porch with clay tiled flooring and shelving. The porch is glazed to both sides and to the front with an internal glazed door leading into the hallway which includes attractive parquet flooring, stairs to the first floor and doors to generous built-in cloaks storage cupboards. Doors to:

**CLOAKROOM:** Window to the front. Close coupled WC and a vanity hand wash basin with cupboard storage below.

**SITTING ROOM & DINING ROOM:** Expansive, dual aspect sitting room with a window to one side and French doors leading to the terrace overlooking the front garden. Open fireplace with a granite hearth, timber mantle and surround. Radiators. Internal glazed door to a generous, triple-aspect dining room with windows to the rear and to one side, plus French doors opening to one side, accessing the rear garden. Radiators. Internal glazed door into:

**KITCHEN & UTILITY ROOM:** The kitchen has a rear aspect and comprises a range of eye and base level cupboards and drawers, worksurfaces over and subway tiled splashbacks. Inset composite sink and drainer, inset Neff induction hob with an extractor over and built-in, eye-level, Neff double oven and grill. Space and plumbing for a washing machine and a tumble dryer, space for an under-counter fridge and a door to a built-in understairs storage cupboard. Internal glazed door to the rear-aspect utility room which features eye and base level cupboards and drawers including wine storage. Inset ceramic sink with a tiled splashback. Internal door accessing the garage and an internal glazed door to:

**FAMILY ROOM/SNUG:** Window to the rear and a sliding patio door accessing the rear garden. Radiator.

**LANDING:** Window to one side. Door to a built-in airing cupboard housing a hot water cylinder. Access to a partially boarded loft.

**BEDROOM ONE:** Window to the front with far-reaching views across the village to open countryside at the head of the Bourne Valley. Doors to extensive fitted wardrobe storage and an arched recess with a dressing table and drawer storage. Radiator.

**BEDROOM TWO:** Front aspect double bedroom with views across the village. Extensive fitted wardrobe storage. Radiator.

**BEDROOM THREE:** Window to the front with views across the village. Double doors to a built-in, shelved storage cupboard. Radiator. Currently used as an office.

**BEDROOM FOUR:** Dual aspect double bedroom with windows to the rear and to one side with views over open countryside. Double doors to built-in wardrobe storage. Radiator.

**BATHROOMS:** The larger family bathroom has a window to the rear and includes a panelled bath and a separate recessed shower enclosure, a concealed cistern WC and a vanity hand wash basin with cupboard storage below and to the sides, under a vanity countertop. Two heated towel rails. The second bathroom also has a rear aspect and comprises a panelled bath with a shower over, a concealed cistern WC, a vanity hand wash basin with cupboard storage below and a heated towel rail.

**REAR GARDEN:** A patio area, centrally adjacent to the rear of the property, extends to one side, providing access to the front garden and then to the opposite side leading to a personal door into the garage. Retaining walls and steps up to an area of lawn with decorative gravelled borders alongside mature shrub and herbaceous borders. Garden shed and oil tank.

**TENURE & SERVICES:**  
Freehold. Mains water, gas and electricity are connected. Private drainage. Gas central heating to radiators.

