

# YEW TREE COTTAGE

LITTLE DOWN • ANDOVER • HAMPSHIRE







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*Accessible rural splendour  
in this charming hamlet*

Entrance hall • Kitchen/breakfast room • Utility • Garden room  
Dining room • Study • Sitting room • Cloakroom with W.C.

Master bedroom with ensuite bathroom  
3 further bedrooms • Family bathroom

Double car port and log store

Pretty gardens extending to about 0.57 acres

Vernham Dean 1 mile • Hungerford 9 miles  
Andover 10 miles (London Waterloo 70 minutes)  
Newbury 13 miles (London Paddington 45 minutes)  
(Distances and times approximate)



**These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.**

## Hampshire

- Yew Tree Cottage is situated in the quiet hamlet of Little Down comprising just 13 houses. Approximately 1 mile down the valley is the pretty village of Vernham Dean which has a pub, a primary school, a kindergarden, an active village hall, playing fields and a church.
- The surrounding countryside is made up of large agricultural estates and wooded downland and is well served by footpaths, bridleways and quiet lanes, ideal for walking, riding and cycling enthusiasts.
- Whilst in a rural setting, Little Down is well located for access to Hungerford, Andover, Newbury and Marlborough, all of which have good access to London via the M4, M3 and A303. A regular train service runs from Hungerford, Newbury and Andover.
- Schools in the area include Farleigh, Cheam, Godolphin, Daunstepy's, Down House and Marlborough College.

## For Sale Freehold

- Accessed through double 5-bar gates to a large gravel courtyard and parking area, Yew Tree Cottage is a stunning Grade II listed property sitting centrally in its beautifully presented grounds.
- The property was rescued by the current owners who have more recently extended it, adding a garden room from the kitchen and a large sitting room.
- The property was fully re-thatched in 2014.
- The property benefits from lots of natural light, good ceiling heights throughout, good sized reception rooms, 4 bedrooms and 2 bathrooms.
- The heart of the house is very much the large kitchen/breakfast room with its oak framed garden room.
- The house and plot would support further extension and ancillary accommodation/outbuildings subject to obtaining the necessary consents.
- Whilst very much a family home, Yew Tree Cottage would serve well as both a full time residence as well as a weekend home.





## Outside

- There is a large double carport with storage above.
- One of the stand-out features of the property is its beautiful garden and grounds. Features include a variety of productive and ornamental trees, shrubs, herbaceous borders, a productive vegetable garden, brick and flint walled terraces and a greenhouse.

## Accommodation

See floorplans.

## Services

Mains water and electricity. Private drainage. Oil fired boiler.

## Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Local Authority

Test Valley Borough Council. Tel: 01264 368000

## Post Code

SP11 0EF

## Directions

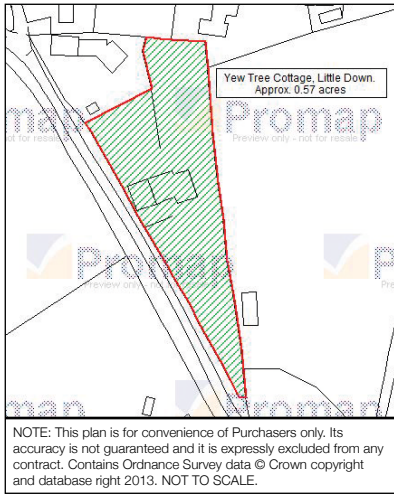
From the A343 in Hurstbourne Tarrant head northwest (right from Newbury or left from Andover) to Vernham Dean. In Vernham Dean turn right at The George pub and follow this road into Vernham Street. Continue for approximately 3 miles and take the first turning on the left once you have entered Little Down. Yew Tree Cottage is the first house on the right hand side.

## Viewing

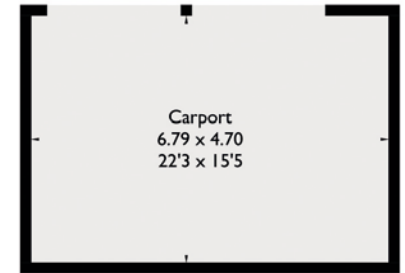
Viewing by prior appointment only with the agents.



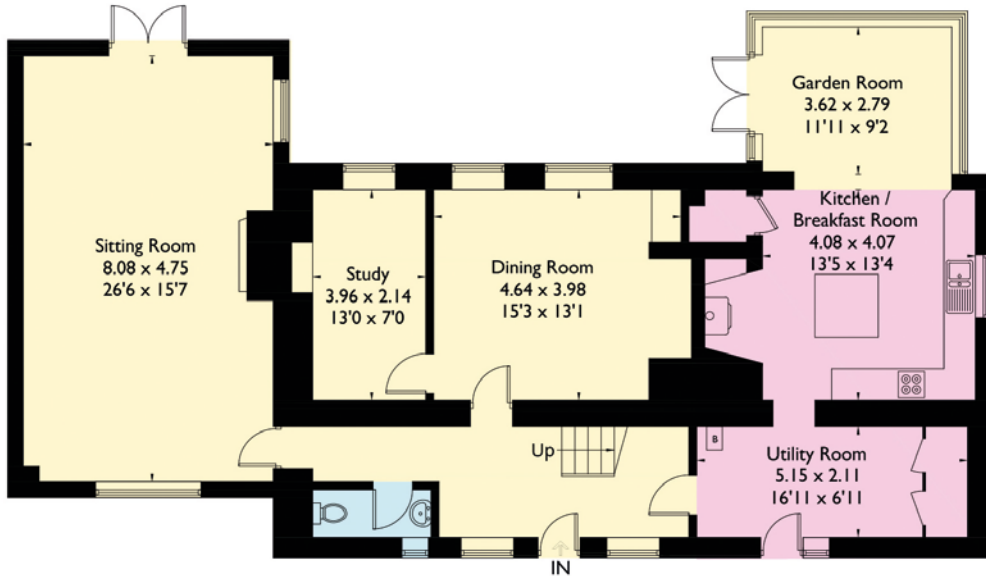




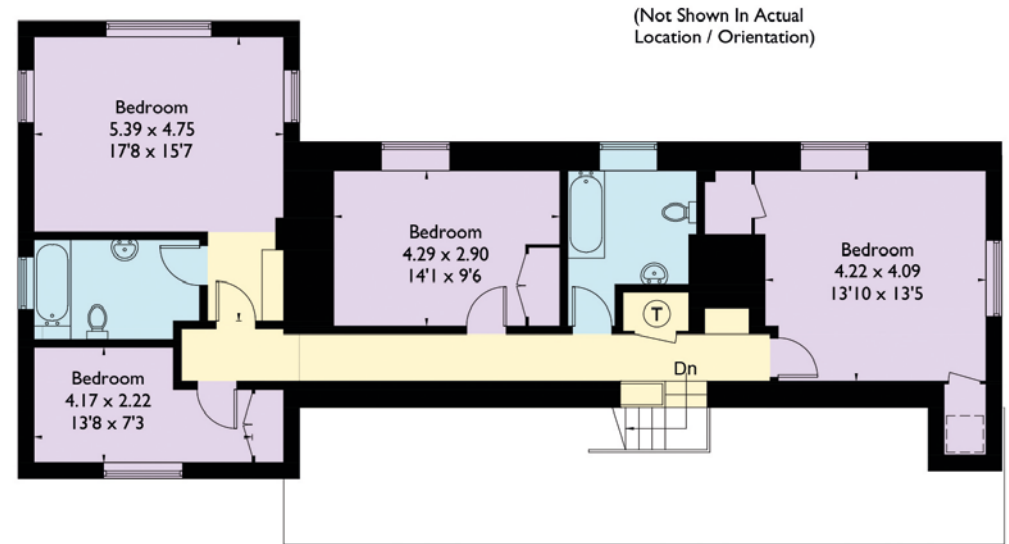
Approximate Gross Internal Area = 230.4 sq m / 2480 sq ft  
(Excluding Carport)



= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



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