



Dugdale Cottage Kimpton Lane, Kimpton, Andover, SP11  
8NU  
Guide Price £925,000



## Dugdale Cottage Kimpton Lane, Kimpton Andover, Guide Price £925,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in the sought after Hampshire village of Kimpton with countryside surrounding, Graham & Co are delighted to bring to the market this spacious detached character cottage which has been sympathetically upgraded to a high standard by the existing owners to include stylish hand made Tucker Joinery windows, upgraded bathrooms and a detached office/studio. The property itself holds deep history within the village and has a wealth of features with accommodation to include a spacious reception hall, sitting room with log burner, dining room, open plan fitted kitchen with oak fronted units and granite worktops leading to a family room having double doors to the rear garden, separate utility room. To the ground floor there is a potential annexe having double bedroom and bathroom with own entrance. To the first floor there are three double bedrooms giving four double bedrooms in total, en-suite to the master and a family bathroom. Outside a sweeping drive provides parking for numerous cars and leads to the double detached barn as office and studio. The gardens surround the property and have been beautifully arranged having lawned areas, lavender path, flower and shrub beds, large entertaining patio areas backing onto open fields. Very rarely do properties become available of this size and character so early viewing is highly recommended.



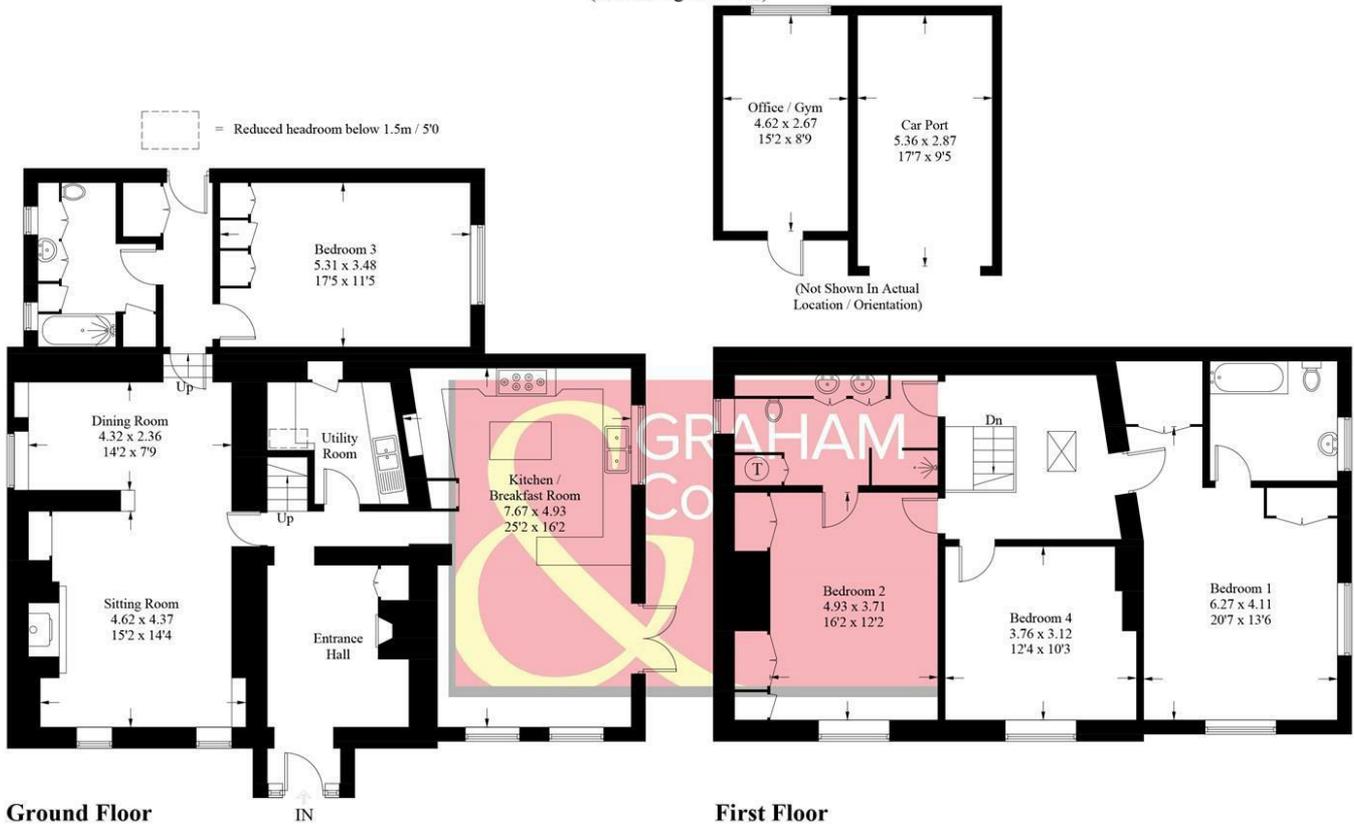


Kimpton is a charming and picturesque village in Hampshire, offering a quintessential English countryside lifestyle. Nestled amidst rolling hills, fields, and scenic paddocks, this tranquil village exudes a sense of timeless appeal. Rich in history, Kimpton boasts a welcoming community atmosphere and is home to a beautiful 12th-century church and a traditional village pub dating back to the 1700s, which serves as a hub for locals to gather and socialize.

The village is surrounded by beautiful countryside, offering numerous walking and cycling trails, making it an ideal location for outdoor enthusiasts and nature lovers. Residents enjoy easy access to larger nearby towns, while still savouring the peace and quiet of rural living. The community spirit in Kimpton is strong, with various local events and activities that bring neighbours together throughout the year.



**Kimpton Lane, SP11**  
 Approximate Gross Internal Area = 230.9 sq m / 2485 sq ft  
 Office / Gym = 12.2 sq m / 131 sq ft  
 Total = 243.1 sq m / 2617 sq ft  
 (Excluding Car Port)

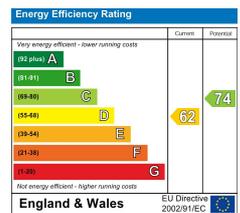


**PRODUCED FOR GRAHAM AND CO**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1228401)

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