



Chalkland Newbury Road, Hurstbourne Tarrant, Andover,  
SP11 0AG  
Guide Price £775,000



## Chalkland Newbury Road, Hurstbourne Tarrant Andover, Guide Price £775,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in the sought after and picturesque village of Hurstbourne Tarrant to the north side of Andover, Graham & Co are delighted to bring to the market this impressive detached family home offering excellent family accommodation over several floors and offered for sale with NO-CHAIN. The property has been individually designed and built with-in a terrace gardens with accommodation comprising entrance hall, open plan fitted kitchen with dining area, shower room and utility. To the first floor there is a spacious open plan living room leading to family room and study with an inner hall giving access to the five double bedrooms, en-suite to master and family bathroom, five sets of double doors leading to the garden, loft area/room. Outside a driveway provides off road parking for numerous cars with the gardens themselves terraced having entertaining areas, lawn flower and shrub beds and wooded area.

Planning has also been approved to substantially increase the accommodation , planning details

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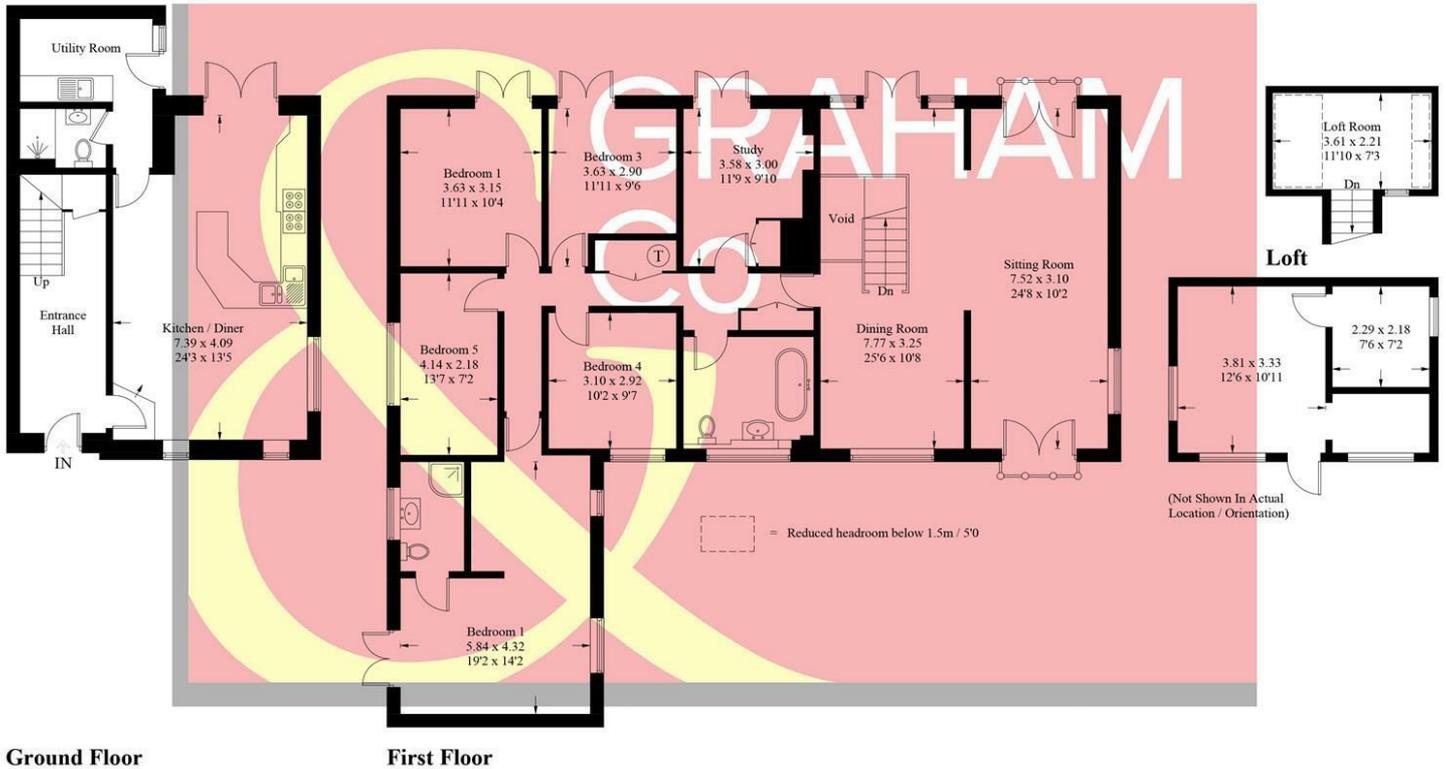


In an Area of Outstanding Natural Beauty amidst the North Wessex Downs and the Test Valley, Hurstbourne Tarrant is a popular rural village. The village is home to the well recommended George and Dragon public house, as well as Essebourne Manor Hotel and a tea room, excellent array of schools . Hurstbourne Tarrant Church of England Primary School is well regarded and there is also a Community Hall and St Peters Church in the village. Surrounding the village is open countryside. A more comprehensive range of leisure, recreational and educational facilities are available in Andover, Newbury, Basingstoke and Winchester. The village is also well located with a mainline station at Newbury & Andover, approximately 6 miles away which provides a fast service to London Waterloo & Paddington. The A34, the A303 and the M4 are within easy reach.



# Newbury Road, SP11

Approximate Gross Internal Area = 204.8 sq m / 2204 sq ft  
 Loft = 9 sq m / 97 sq ft  
 Outbuilding = 21.7 sq m / 233 sq ft  
 Total = 235.5 sq m / 2534 sq ft (Excluding Void)



PRODUCED FOR GRAHAM AND CO

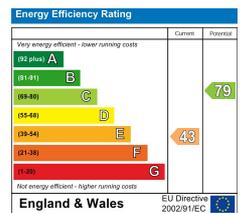
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID877066)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.