

**Cager's Cottage, SP11**  
 Approximate Gross Internal Area = 218.6 sq m / 2353 sq ft  
 Approximate Garage / Outbuildings Internal Area = 54.6 sq m / 588 sq ft  
 Approximate Total Internal Area = 273.2 sq m / 2941 sq ft

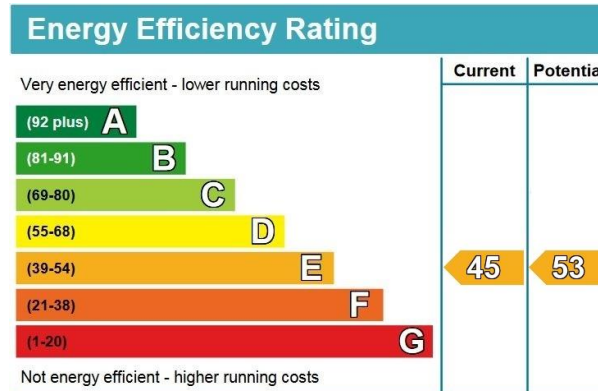


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Cager's Cottage, Wildhern**

**Guide Price £780,000 Freehold**



- **Bespoke Scandia-Hus Designed Home**
- **Hallway & Cloakroom**
- **Four Reception Rooms**
- **Three Further Double Bedrooms**
- **Double Garage, Workshop & Driveway**

- **Desirable Village Location**
- **Kitchen & Utility Room**
- **Master Bedroom Suite**
- **Family Bathroom**
- **Attractive Rear Garden**

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.

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Available to the property market for the first time since construction in 1987, Cager's Cottage offers a rare opportunity to purchase a unique and bespoke modern property in the heart of the village of Wildhern, on the edge of the North Wessex Downs National Landscape. The cottage is a Scandia-Hus designed, timber-framed home with a very strong emphasis on sustainability and energy efficiency. The property features generous reception space throughout the ground floor and benefits from ample driveway parking along with a double garage and adjoining workshop. A particular feature of the property is a very attractive, mature, west-facing rear garden with views over a neighbouring paddock and access woodland beyond. The accommodation, light and airy throughout, comprises a ground floor with a hallway, a kitchen with an open-plan theme into a living room, a separate sitting room with a Jetmaster open fire, a dining room and a study, plus a utility room and a cloakroom.

The first floor has a large, galleried landing, also light and airy thanks to Velux windows allowing natural light to flood in. The master bedroom suite has views across the garden to the rear and the paddock beyond, extensive built-in wardrobe storage plus an ensuite bathroom with a separate shower enclosure. There are three further double bedrooms, all with built-in wardrobe storage; the second and third bedrooms both have a dual aspect, with bedroom four an aspect to the front, as does the family bathroom, alongside.

The property has electric heating with all rooms bar the study featuring "Eswa" radiant ceiling heating; each room has its own thermostat control unit. In addition, there are five electric radiators within the property, four of which are located on the ground floor and one on the landing. The climate control is balanced throughout the property thanks also to a "Rexovent" air exchange system which circulates external fresh air via a heat exchange unit into the accommodation. The property has seventeen south-facing solar panels which, during 2025, generated an income of approximately £1500.

Cager's Cottage can be found on Charlton Down Lane in the centre of the village of Wildhern, just south of the junction with Wildhern Lane, four miles north of Andover and on the southern edge of the North Wessex Downs National Landscape. The village of Wildhern is within the civil parish of Tangle, along with the neighbouring village of Hatherden and the hamlet of Charlton Down. Parish facilities include a village hall, sports pitches, children's playground, The Old Bell & Crown public house, just a mile away in neighbouring Hatherden, as well as access to numerous public footpaths that allow exploration of the surrounding countryside. Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and a leisure centre. The nearby A303 offers good road access to both London and the West Country, with the location lending itself perfectly to those who might need to commute to London via the train with a choice of available mainline stations within less than a half-hour drive (Great Bedwyn, Hungerford or Newbury into Paddington in less than an hour or Andover into Waterloo in just over an hour).

