



WINTERBOURNE COTTAGE

Stoke, Andover, Hampshire



A WONDERFUL, THATCHED HOUSE WITH TWO BEDROOM COTTAGE AND A SHEPHERD'S HUT IN THE HEART OF THE BOURNE VALLEY

Winterbourne Cottage presents a rare opportunity to acquire two cottages, one with scope to modernise, set in roughly 0.8 acres of gardens in a picturesque village setting.

Summary of accommodation

Winterbourne Cottage

Reception hall | Sitting room | Dining room | Kitchen | Study | Utility | Principal bedroom | Guest bedroom | Two further bedrooms | Family bathroom

In all about 2411 sq ft

Bourne Cottage

Kitchen/breakfast room | Sitting room | Orangery | Cloakroom | Two bedrooms | Bathroom

In all about 1287 sq ft

Pretty garden | Shepherd's hut | Open fronted garage | Summer house | Workshop | Two sheds

In all about 0.8 acres

Distances: Whitchurch 5.5 miles (London Waterloo 60 minutes), Andover 5.6 miles (London Waterloo 70 minutes)
Newbury 11 miles (London Paddington 42 minutes), Winchester 19 miles, Marlborough 20 miles (All distances and times are approximate)

SITUATION

Winterbourne Cottage is a thatched family house of enormous character and charm located in Stoke, in the heart of the Bourne Valley. St Mary Bourne is about 1 mile away and has a post office/shop and two pubs.

Andover is approximately 5 miles and has a variety of recreational and shopping facilities, including a cinema and Waitrose. There are many well-regarded state and independent schools nearby including Farleigh, Rookwood, Cheam, Winchester College, St Swithuns and Godolphin in Salisbury.

The surrounding countryside, in the southern part of the North Wessex Downs National Landscape, offers plentiful walking and riding opportunities.

The area is well served with excellent communications with trains to London Waterloo from Witchurch and Andover. London Paddington is about 60 minutes from Newbury. The A34 provides fast access to Oxford to the north and Winchester and Southampton to the south. The A303 is easily accessible and provides access to London and the West Country.

WINTERBOURNE COTTAGE

A substantial Grade II listed thatched house extending to over 2,400 sq ft, Winterbourne Cottage is believed to date back to the 16th century with later additions in the 1970s.

The property offers four bedrooms and a wealth of period features, including exposed timbers and fireplaces. Now requiring comprehensive modernisation, it provides an excellent opportunity to restore a characterful country home.

The ground floor includes a reception hall, sitting room with inglenook fireplace, dining room, kitchen with garden access, study and utility room.



Upstairs are three principal bedrooms, including a striking vaulted principal bedroom, a family bathroom and a fourth double bedroom with potential to create an en suite.

BOURNE COTTAGE

Adjacent to Winterbourne Cottage, Bourne Cottage dates from the 19th century and is well maintained throughout.

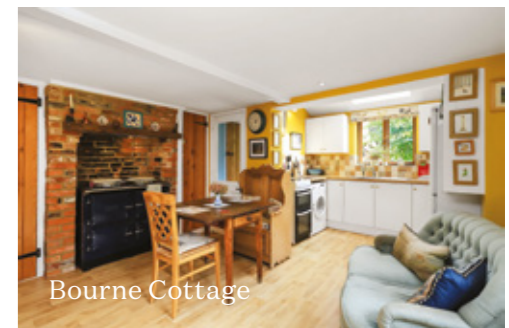
The accommodation includes a kitchen/dining room with Esse range cooker, sitting room with wood burning stove, orangery opening onto the garden, a ground floor bathroom and two double bedrooms on the first floor.



Bourne Cottage



Bourne Cottage



Bourne Cottage



Bourne Cottage



Bourne Cottage



Shepherd's Hut



OUTSIDE

The cottages sit within attractive gardens and grounds of approximately 0.8 acres, accessed via a five bar gate with parking and an open fronted garage. The gardens are mainly laid to lawn with mature planting, fruit trees and open countryside views.

A terrace to the rear of Bourne Cottage is ideal for outdoor dining, while a Shepherd's hut adds charm and potential ancillary use.

PROPERTY INFORMATION

EPC Rating: Winterbourne Cottage – F, Bourne Cottage – E

Local Authority: Basingstoke and Deane Borough Council

Council tax: Winterbourne Cottage – Band F, Bourne Cottage – Band D

Post Code: SP11 0NP

What3words: ///backward.celebrate.contents

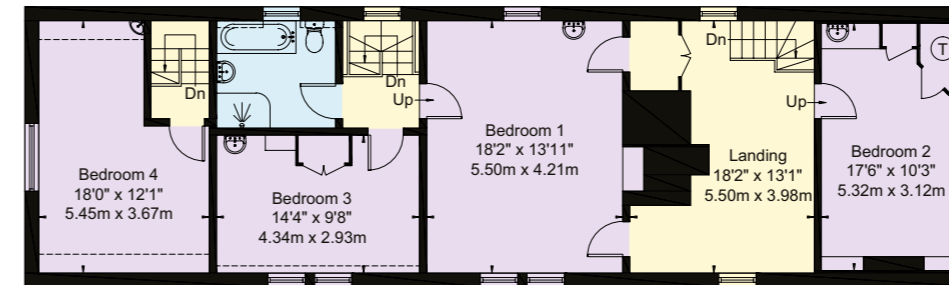
Services: Winterbourne Cottage – Mains water, electricity, private drainage and no central heating. Heating provided by two wood burning stoves and Everhot oven.

Bourne Cottage – Mains water, electricity, private drainage. Oil heating.

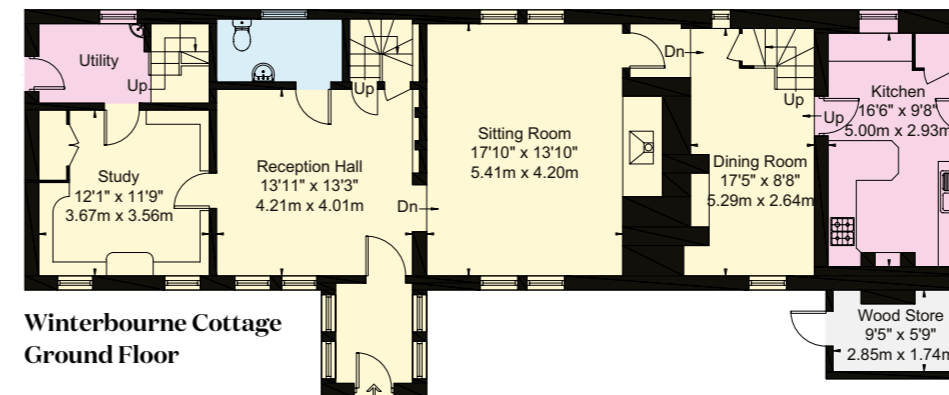
Tenure: Freehold

VIEWING

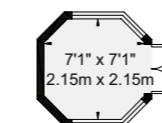
Viewing by prior appointment only with the agents.



Winterbourne Cottage First Floor

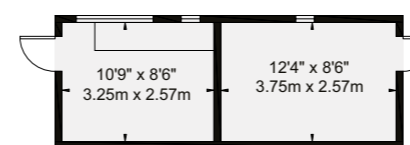


Winterbourne Cottage Ground Floor

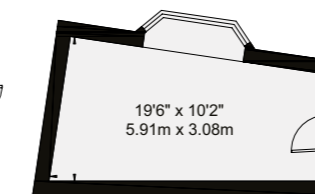


Summer House

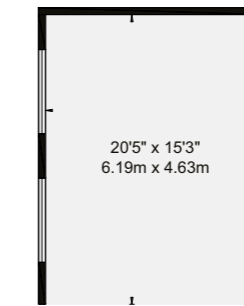
(Not Shown In Actual Location / Orientation)



Garden Store

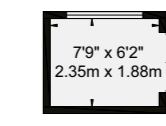


Workshop

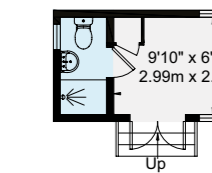


Open Fronted Garage

Approximate Gross Internal Area: Winterbourne Cottage = 2411 sq ft / 224.0 sq m
 Summer House = 45 sq ft / 4.2 sq m | Open Fronted Garage = 309 sq ft / 28.7 sq m
 Garden Store = 197 sq ft / 18.3 sq m | Workshop = 176 sq ft / 16.3 sq m
 Bourne Cottage = 1287 sq ft / 119.6 sq m | Garden Shed = 47 sq ft / 4.4 sq m
 Shepherd's Hut = 93 sq ft / 8.6 sq m

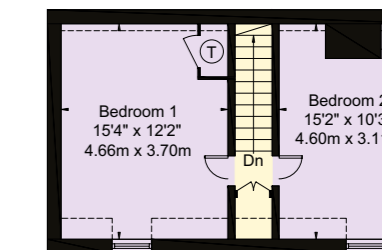


Garden Shed

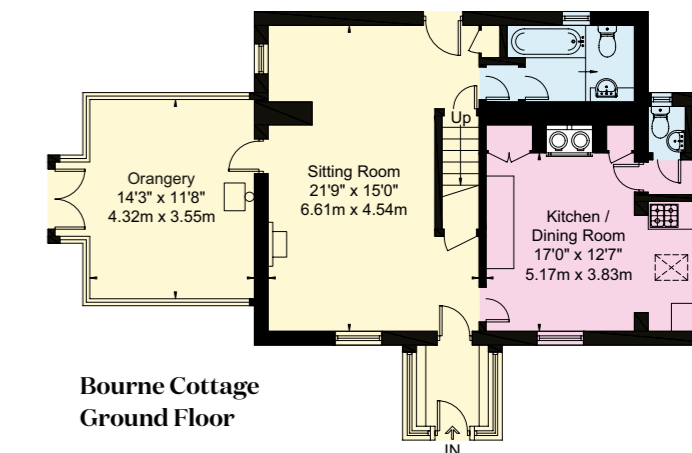


Shepherd's Hut

(Not Shown In Actual Location / Orientation)



Bourne Cottage First Floor



Bourne Cottage Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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to tell you more.

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