



THE OLD PLOUGH

St Mary Bourne, Hampshire



A CHARMING COTTAGE WITH PERIOD FEATURES, IN A SOUGHT-AFTER VILLAGE.



Local Authority: Basingstoke and Deane Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil fired boiler

What3words: ///folks.different.could

Postcode: SP11 6AY

THE PROPERTY

The Old Plough is a charming Grade II Listed cottage offering light, spacious, well presented and recently renovated accommodation throughout. Formerly, the village inn until the 1950's, the Old Plough offers modern convenience, coupled with an abundance of unique period features in keeping with the age of the property.

The beautifully appointed oak framed kitchen is arranged around a central island and opens directly into the adjoining dining room. A generous pantry is positioned off the dining room, while a door from the kitchen provides direct access to the rear garden and terrace. Leading from the kitchen is a light and well-proportioned snug, with open inglenook fireplace.

The light and airy dual-aspect sitting room features exposed oak beams, a raised open fireplace and French doors opening directly onto the south-facing terrace and garden. A further reception room, provides flexibility for use as a playroom or home office. A utility room, downstairs loo and cloakroom complete the ground floor accommodation.

The master bedroom benefits from a spacious en-suite bathroom with free-standing bath, his & hers cupboards and shower. Two further bedrooms are served by a family bathroom, while a secondary staircase leads to a fourth bedroom and bathroom, suitable for guest accommodation or use as a private suite.







GARDEN AND LOCATION

The partially walled south-facing garden is mainly laid to lawn with established borders and a paved terrace adjacent to the sitting room, ideal for summer entertaining. A garage is adjacent to the property.

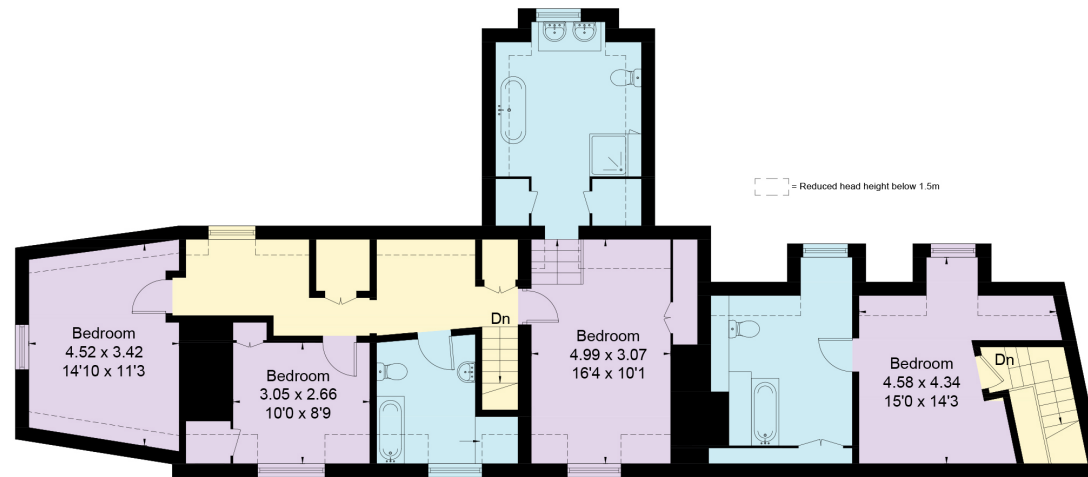
Situated in St Mary Bourne, a sought-after Bourne Valley village, next to a crystal clear chalk stream. The village has a good range of amenities, including a well-regarded primary school, doctor's surgery, village shop with local produce and café, post office, two public houses and the Church of St Peter. The village hall and recreation ground boasts a new tennis court and playground, a thriving local cricket club, and activities throughout the year, including a local music festival, fete and flower show. A wide range of independent primary (Farleigh, Cheam and Thorngrove) and secondary schools (St Gabriel's, St Swithun's & Dauntsey's) are within easy reach.

Nearby Andover and Whitchurch offer extensive facilities, further amenities can be found in Newbury, Basingstoke and Winchester. Connections are excellent with the A34 linking to the M4 or A303 for the M3 both giving quick access to London and the south west. Regular train services run from Whitchurch to London Waterloo (1hr) or Newbury to London Paddington (<1hr).

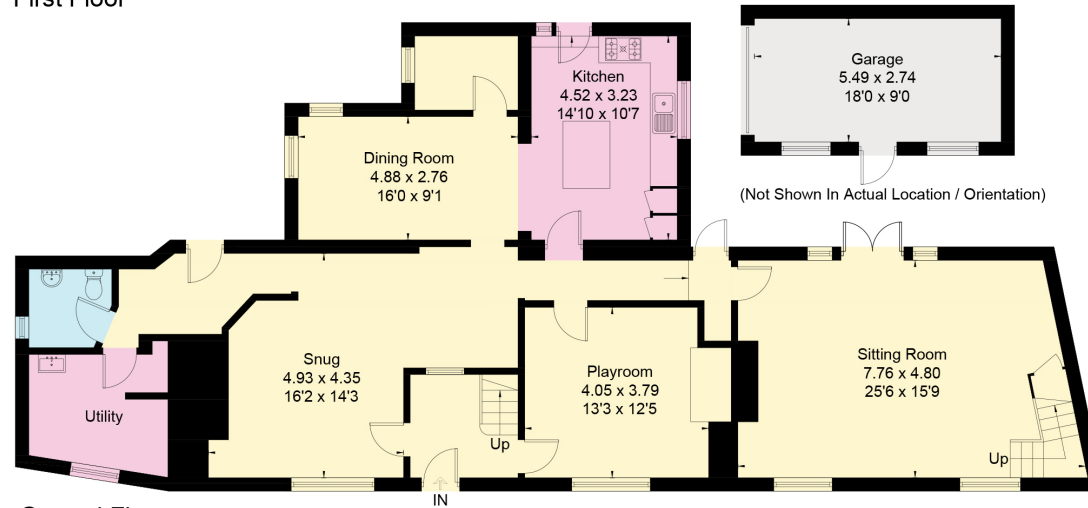




Approximate Floor Area = 262.4 sq m / 2825 sq ft
Garage = 15.1 sq m / 163 sq ft
Total = 277.5 sq m / 2988 sq ft



First Floor



Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #107360

Approximate Gross Internal Area = 277.5 sq m / 2988 sq ft

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. (ID767266)

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