

**14 SHEPHERDS RISE
VERNHAM DEAN**



14 Shepherds Rise

Vernham Dean, Andover, Hampshire, SP11 0HD

£395,000

Approximately 8.5 Miles to Andover
Railway Station

Approximately 10.3 Miles to Hungerford

Approximately 14.5 Miles to Newbury

- Freehold
- Link Detached House
- Sought After Village Location
- Sitting/Dining Room
- Kitchen
- Entrance Hall
- Cloakroom/W.C.
- Three Bedrooms
- Family Bathroom
- Utility Area/Store
- Workshop/Garage
- Pretty Garden
- Double Glazing
- Oil Fired Central Heating



Situation

The pretty village of Vernham Dean is nestled in a quiet corner of the North Wessex Downs area of outstanding natural beauty which is in the Bourne Valley in North-West Hampshire 25 minutes from Jct 13 of the M4 and 35 minutes from Jct 8 of the M3. The Bourne Valley is steep-sided in places and contains feeder streams for the famous River Test. This charming and sought after village has a range of amenities such as a primary school, pre school, a church, village hall, recreation ground and a country Pub.



The Property

A welcoming family home situated in a sought after cul-de-sac in the pretty village of Vernham Dean

This wonderful home includes a welcoming entrance hall, and a dual aspect Sitting/Dining room with a log burning stove and patio doors leading to the garden. A well appointed Kitchen boasts built in oven and hob complimented by painted finish cabinets and woodblock work surfaces. There is also an integral door leading to the Utility area and in turn the Work Shop and Garage. A Cloakroom/W.C. completes the ground floor.

Upstairs, Three comfortable Bedrooms are served by the family Bathroom with a shower above the bath.

Oil fired central heating and double glazing are the finishing touch to this lovely home

Outside

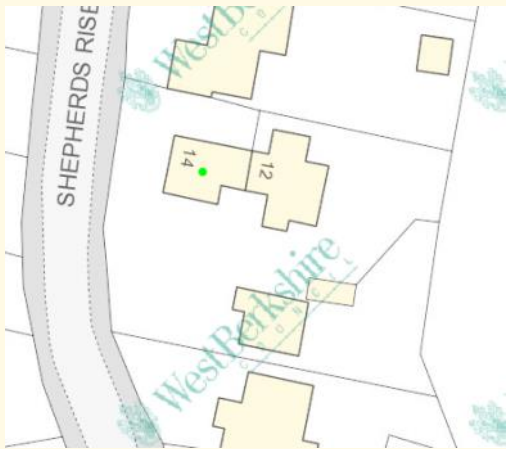
To the front of the property there is a small garden with mature shrubs and a driveway leads to the garage.

To the rear and side the pretty 'L' shaped walled garden is mostly laid to lawn and contains raised beds with mature shrubs and plants. A useful storage shed, tool store and log store complete the private garden.







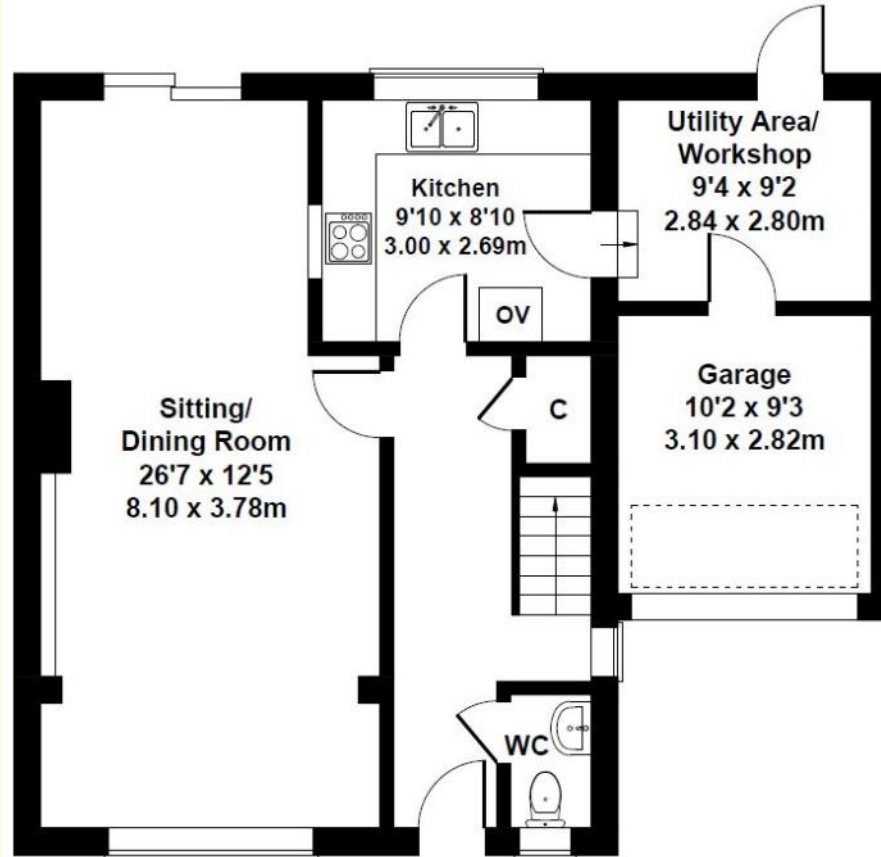


Shepherds Rise, SP11

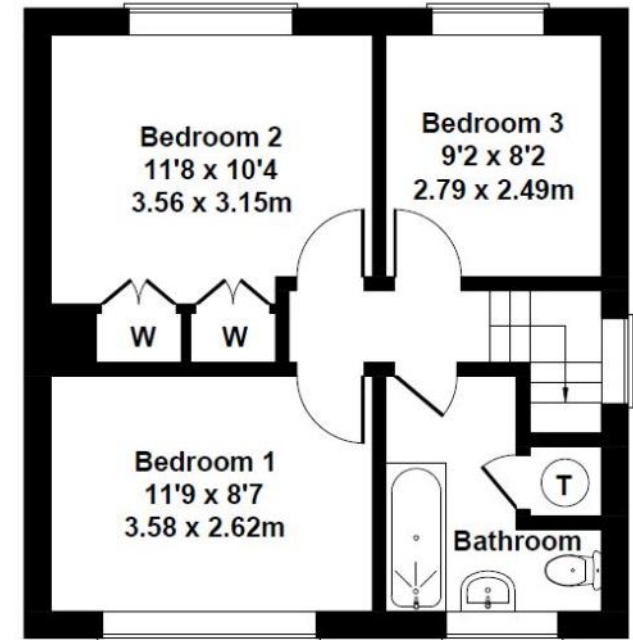
Approximate Gross Internal Area
1141 sq ft - 106 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Services

- Mains Water & Private Drainage
- Mains Electricity
- Oil Fired Central Heating

Council Tax Band: D

What 3 Words Location: ///bounty.plod.exotic

01488 686867

www.marshallestateagents.co.uk
sales@marshallestateagents.co.uk
19 High Street
Hungerford, Berkshire, RG17 0NL



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