



HORSESHOE COTTAGE

Ibthorpe, Andover, Hampshire



A CHARMING COTTAGE WITH EXCELLENT ACCOMMODATION IN THE HEART OF THE BOURNE VALLEY

Horseshoe Cottage is a characterful Grade II listed home complemented by a detached annexe, barn and paddocks, enjoying far-reaching views across the valley.

Summary of accommodation

Ground Floor: Reception hall | Snug | Sitting room | Kitchen/dining room | Bathroom | Shower room | Store

First Floor: Five bedrooms | Study

One bedroom annexe

Barn with flexible living space

Two stables | Double carport | Log store

In all about 1.88 acres

Distances: Andover 6.2 miles (London Waterloo 70 minutes), Whitchurch 7.2 miles (London Waterloo 60 minutes)
Newbury 11.7 miles (London Paddington 45 minutes), Marlborough 20 miles, Winchester 21.8 miles
(All distances and times are approximate)

LOCATION

Horseshoe Cottage is situated in the hamlet of Ibthorpe, on the edge of the popular village of Hurstbourne Tarrant, surrounded by beautiful rolling countryside. Horseshoe Lane itself has a strong sense of community. Hurstbourne Tarrant provides a range of local amenities including a village shop, pub, church and well-regarded primary school, while the nearby town of Whitchurch offers a wider selection of shops, cafés, pubs and restaurants. The larger towns of Andover and Newbury provide more extensive shopping, leisure and recreational facilities.

The surrounding countryside is perfect for walking, riding or cycling with an extensive network of footpaths, bridleways and country lanes.

The area provides an excellent choice of schools, both state and independent, including Hurstbourne Tarrant Primary School, Farleigh School, Thorngrove School, Downe House, St Gabriel’s, Bradfield College and Marlborough College.

Communications are excellent, with regular rail services from Whitchurch and Andover to London Waterloo (60 minutes) and from Newbury to London Paddington (from 50 minutes). The A303, M3 and A34 are all easily accessible, providing convenient road links across the South of England.

THE PROPERTY

Horseshoe Cottage is a charming Grade II listed home, believed to date back more than 400 years. Formed from the combination of two cottages and thoughtfully updated, the property offers characterful accommodation, together with a substantial party barn, a detached annexe and attractive grounds extending to just under two acres.

A reception hall provides a welcoming introduction to the house, featuring clay brick flooring, exposed timbers and an original bread oven.



A wealth of exposed beams continues throughout the property, reflecting its historic origins. The principal sitting room is a light and generous reception space, centred around a brick inglenook fireplace, whilst a snug provides a versatile secondary reception room, equally suited as a study or home office.

The kitchen/breakfast room is well-appointed with Neptune cabinetry and offers ample space for everyday family dining and entertaining. French doors open directly onto the terrace and gardens, creating an excellent space for summer entertaining.

The bedroom accommodation reflects the cottage’s origins and is arranged over two staircases. One staircase leads to a bathroom and two bedrooms, perfect for guest accommodation. The second staircase then leads to the remaining three bedrooms, served by a ground floor family bathroom and a study.

The party barn provides an outstanding entertaining space with kitchen facilities and two mezzanine bedrooms, there is a considerable flexibility of uses as ancillary accommodation, an excellent workspace or studio.



In addition, a charming, thatched annexe provides further self-contained accommodation comprising a bedroom and bathroom, ideal for guests or dependent relatives. The annexe can be accessed independently to the main house.

The gardens and grounds create a delightful setting for the property. An area of lawn beyond the terrace is enclosed by mature planting and orchard. Beyond the lawn are pony paddocks and stabling, providing excellent facilities.

The paddock enjoys extensive far-reaching views across the valley, creating a particularly attractive backdrop to the property and enhancing the overall sense of space and countryside surroundings.

PROPERTY INFORMATION

EPC band: House: D, Barn: D

Local Authority: Test Valley Borough Council

Council Tax band: G

Services: Mains electricity, water and drainage. Oil heating.

Postcode: SP11 0BY

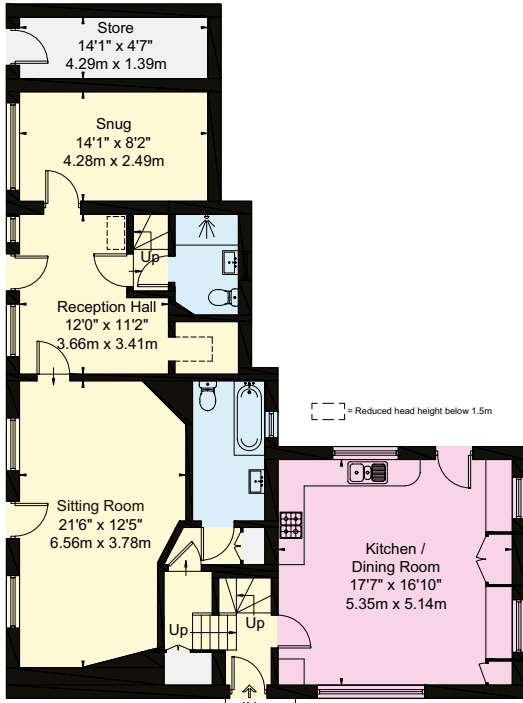
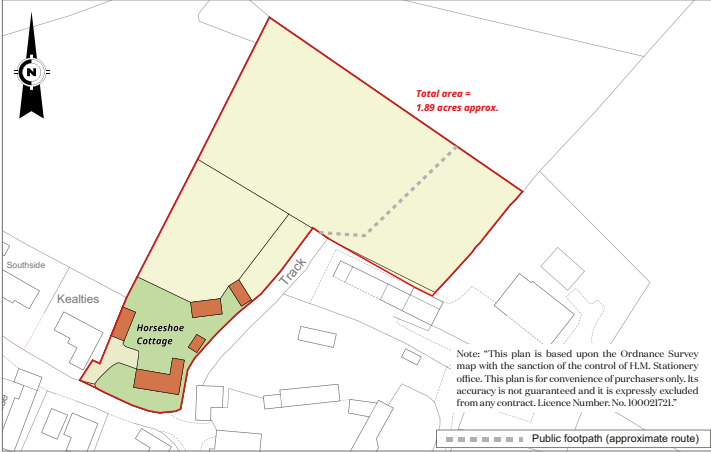
What3words: ///dreamers.extremes.tenure

Tenure: Freehold

Agents note: There is a right of way over the track alongside the house. There is also a public footpath that runs along the track and through the paddock.

VIEWING

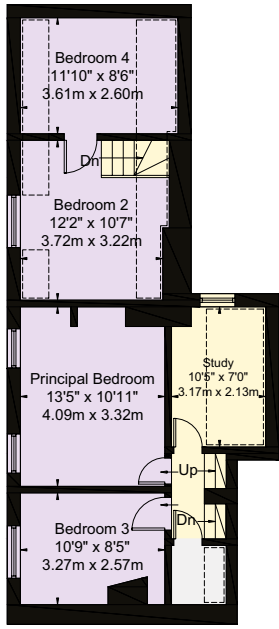
Viewing by prior appointment only with the Agents.



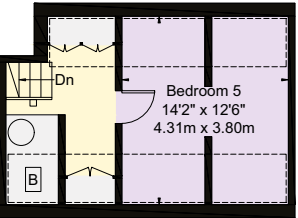
Ground Floor

Annexe

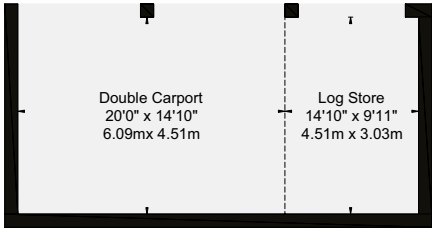
(Not Shown In Actual Location / Orientation)



First Floor

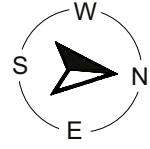


First Floor



(Not Shown In Actual Location / Orientation)

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



Approximate Gross Internal Area = 152.8 sq m / 1644 sq ft
Barn = 70 sq m / 753 sq ft | Double Carport / Log Store = 45.2 sq m / 486 sq ft
Annexe = 22.7 sq m / 244 sq ft | Store = 5.9 sq m / 64 sq ft | Stable Block = 29.1 sq m / 313 sq ft
Total = 325.7 sq m / 3504 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.

I would be delighted
to tell you more.

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