

35a Longparish Road, Hurstbourne Priors, Whitchurch,
RG28 7SE
Guide Price £650,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Situated in the charming village of Hurstbourne Priors, Witchurch, this fascinating link-detached Cottage offers an abundance of rural character. The property boasts two reception rooms, providing space for both relaxation and entertaining and an open plan kitchen/ breakfast room and cloakroom. Three bedrooms and a bathroom completes the upstairs of the main accommodation.

The former stables, constructed with brick and flint elevations beneath a tiled roof, present a wealth of possibilities. Currently utilised as a studio, this versatile space could easily be transformed into a self-contained annexe, guest accommodation, or even a holiday suite, subject to the necessary planning and building consents.

As you approach the property, you are greeted by high double timber gates that lead into a gravelled courtyard, offering parking for up to four or more vehicles. The exterior features an inviting paved area at the main entrance, along with additional outdoor spaces, including a patio area adjacent to the former stables. The property is adorned with a striking high brick and flint wall, which adds to its unique charm.

The main garden, located at the rear, is a true haven, well-enclosed by timber fencing and predominantly laid to lawn. It is beautifully enhanced by spring bulbs, shrubs, and mature trees, creating a serene outdoor space for relaxation and enjoyment. With its picturesque setting and ample amenities it is a must-see for anyone looking to embrace the tranquil lifestyle that Hurstbourne Priors has to offer.



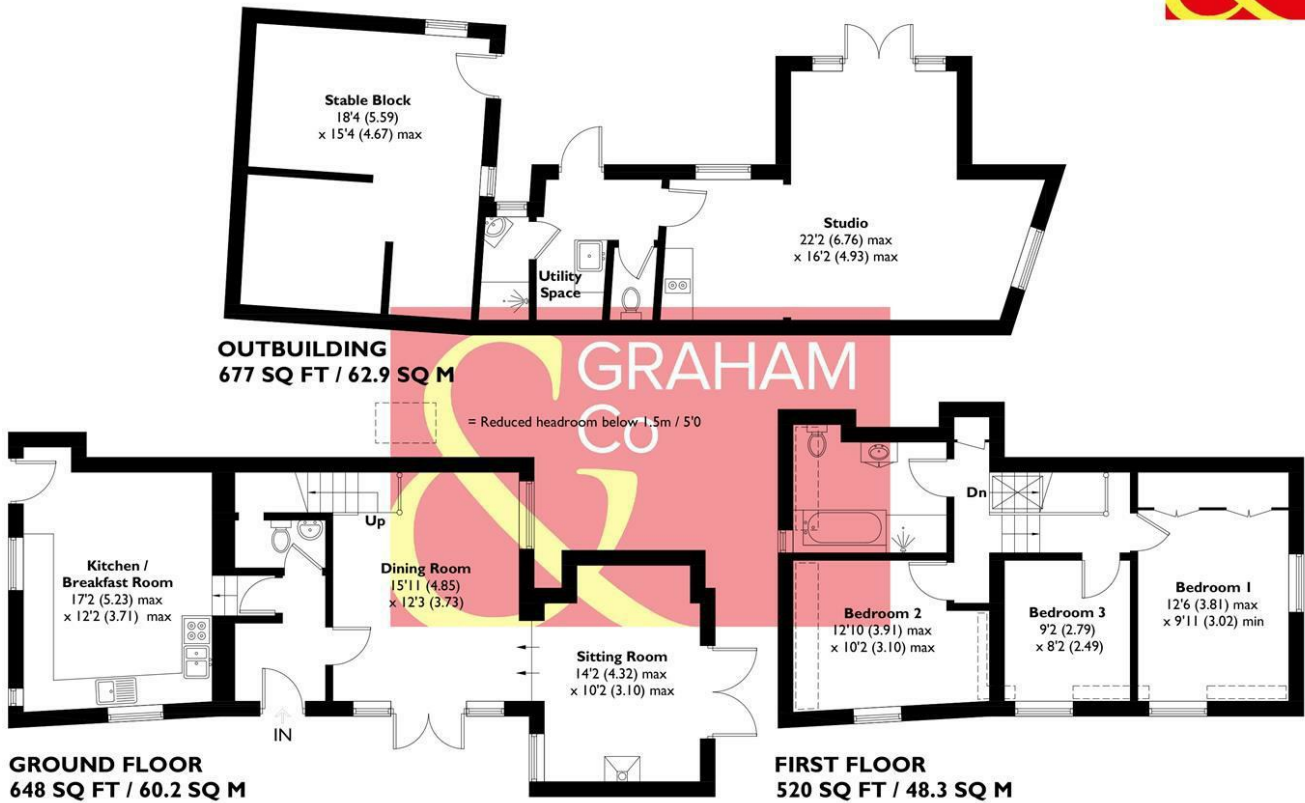


The property is situated in the village of Hurstbourne Priors in an 'Area of Outstanding Natural Beauty' which offers everyday amenities including a church, village hall, bus service and cricket green/recreation ground with its thatched pavilion. There is a post office/shop in the nearby villages of Longparish and St. Mary Bourne a short distance away. Whitchurch approximately two miles away, has further facilities including a mainline railway station (London in just under one hour). Andover (five miles distant) offers a comprehensive range of educational, shopping and recreational facilities and also has a mainline railway station. Newbury and the cathedral city of Winchester are both within approximately 20 minute drive and the M3/A303 is close at hand providing access to London and the West Country.





APPROXIMATE GROSS INTERNAL AREA = 1168 SQ FT / 108.5 SQ M
OUTBUILDING = 677 SQ FT / 62.9 SQ M
TOTAL = 1845 SQ FT / 171.4 SQ M



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. Created by Emzo Marketing (ID1314906)
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (95-100) A | | | |
| (81-94) B | | | |
| (69-80) C | | | 72 |
| (55-68) D | | | |
| (39-54) E | | | 51 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Tax Band: E



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