

Old Farm House, SP11
 Approximate Gross Internal Area = 223.6 sq m / 2407 sq ft
 Approximate Outbuilding Internal Area = 21.5 sq m / 232 sq ft
 Approximate Total Internal Area = 245.1 sq m / 2639 sq ft

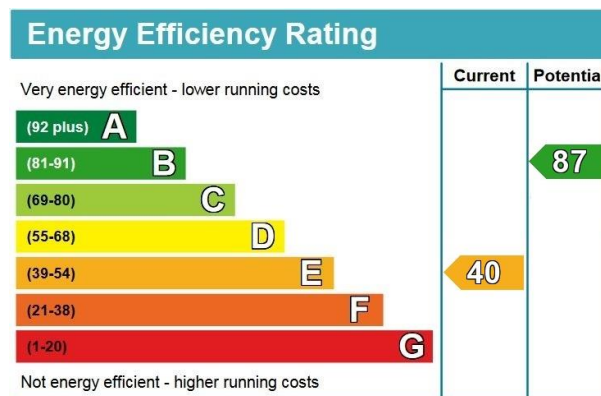


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
 Produced for Austin Hawk Ltd



Old Farm House, Cottonworth

Guide Price £899,995 Freehold



- No Onward Chain
- Four Reception Rooms
- Utility & Ground Floor Shower Room
- Master Bedroom Suite
- Family Bathroom

- Desirable Rural Location
- Expansive Kitchen/Breakfast Room
- Boot Room
- Three Further Double Bedrooms
- Attractive Garden & Driveway Parking

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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Available to the property market with No Onward Chain, Old Farm House offers a unique opportunity to acquire what is a charming, Grade II listed, seventeenth century detached house set in an attractive and very good-sized plot surrounded by rolling countryside just north of the convergence of the Rivers Test and Anton. Character features abound throughout the property, which offers extensive reception space on the ground floor which could provide additional bedroom space if desired, over and above the existing four double bedrooms located on the first floor. The current ground floor configuration comprises an entrance hallway with an original bread oven, a dual-aspect living room, an expansive kitchen/breakfast room, a utility room, separate dining and family rooms plus a study, a boot room and a ground floor shower room. The first floor provides the four double bedrooms as mentioned, the master bedroom with a generous ensuite, plus an additional family bathroom.

The entrance hallway gives an immediate insight of the character that the property offers, with exposed timbers framing exposed and whitewashed brickwork, the recessed bread oven and an original solid wood door leading to an understairs storage cupboard. The boot room is handily placed nearest the front door, with then the ground floor shower room and study occupying one side of the ground floor before the hallway leads on past stairs to the first floor and accesses the living room and the kitchen/breakfast room. The light and airy living room has a dual aspect, including an external glazed door opening out into the garden, plus an open fireplace which would have heated the bread oven located behind. The kitchen/breakfast room includes a walk-in pantry and a Rayburn set within an original inglenook. The kitchen/breakfast room and the living room are linked via a rear lobby which accesses the rear garden. The dining room to the rear of the ground floor has a dual aspect and is accessed from the kitchen/breakfast room, whilst an internal lobby links to the utility room and the family room. A galleried landing on the first floor leads to the three largest double bedrooms, the family bathroom and a built-in airing cupboard. The fourth and smallest double bedroom is accessed from within the master bedroom. Outside, the garden is mainly laid to lawn and meadow at its outer boundaries with wildflowers, mature trees and hedging. The garden wraps around the property and also includes an original granary, elevated on staddle stones as per its original construction, a greenhouse, a garden shed and a mature apple tree. The garden has gated access from the highway leading to a driveway parking for a number of vehicles, either side of the gate.

Cottonworth is a small hamlet located in the heart of the Test Valley, less than four miles north of Stockbridge, a desirable, vibrant, picturesque market town renowned for its abundance of artisan retailers, eateries, galleries, public houses and restaurants occupying both sides of its wide High Street that crosses the River Test. The town has numerous local amenities over and above the establishments already mentioned and include a surgery, a pharmacy, well-regarded schools catering for all age groups, churches and a town hall. The location serves commuters well, with the mainline rail stations of Andover (5 miles), Grateley (9 miles) and Winchester (11 miles), providing regular services into London's Waterloo in around an hour, whilst the nearby A303 provides road access to both London and the West Country. Local notable attractions include Danebury Iron Age Hill Fort, Black Chalk Winery and Vineyard (located next door to Old Farm House), The Leckford Estate with Longstock Water Gardens and the Army Flying Museum. The nearest public house is the Mayfly, less than half a mile away and set in an idyllic setting alongside the River Test.

