

Valentines

Hurstbourne Tarrant, Hampshire

A beautifully presented brick and flint house with an annexe in a sought-after village.

Hall | Drawing room | Kitchen/dining room with larder | Playroom | Snug Study/bedroom six | Store room | Cellar/utility room | Cloakroom

Principal bedroom with shower room | Four further bedrooms | Bathroom

Self-contained annexe comprised of a kitchen/sitting room with a bedroom and a shower room

Pretty garden with well and tree house | Three-bay garage | Workshop | Parking

Andover 5.5 miles (Waterloo from 65 minutes), Whitchurch 7 miles (Waterloo 65 minutes), Newbury 11 miles (Paddington 50 minutes), Hungerford 11.5 miles, Marlborough 18 miles, Winchester 21.5 miles, Salisbury 24 miles (All distances and times are approximate)



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Situation

Valentines is an attractive Grade II listed property in Hurstbourne Tarrant, a popular village north of Andover.

The village has a well-regarded primary school, public house, community centre, recreation grounds, and tennis courts.

Andover has a broader range of recreational and shopping facilities, including a cinema and Waitrose.

Trains from Andover and Whitchurch to London Waterloo take approximately 65 minutes, and the A303 provides fast access to London and the West Country.

In addition to the village school, other popular schools include Cheam, Horris Hill, Dauncey's, Thorngrove, Farleigh, Winchester College, St. Swithuns and Godolphin.

For Sale Freehold

Valentines is a charming attached Grade II listed house believed to date from the late 18th century.

The spacious property has versatile accommodation, is well-proportioned, and has light rooms.

The owners have updated and modernised the property with great flair and attention to detail.













There is a fantastic kitchen/dining room with a breakfast bar and bi-fold doors leading to a sheltered terrace. Doors from the kitchen provide access to a playroom with a woodburning stove and a snug with bay windows.

There is a useful cellar currently used as a utility room.

Off the hall, with a galleried landing, there is an impressive sitting room with a wood-burning stove leading to a study/bedroom six. An adjacent store room could be converted into a bathroom.

The double-aspect principal bedroom has an en suite shower room with four more double bedrooms and a shower room. There is a large loft area.

To the rear of the property is a substantial three-bay garage with a workshop and steps leading up to a wonderful one bedroom annexe which provides excellent guest or family accommodation. There is confirmed residential planning on the annexe, which could be used as a source of income / Air bnb rental.

The delightful garden mainly has a lawn and a variety of mature shrubs. The pretty rose-covered pergola provides a beautiful outdoor dining area. To the rear of the annexe is a garden area with raised beds.

The property is approached via a pair of electric gates leading up to a parking area and garaging.

Accommodation

See floor plans.

Services

Mains electricity, water and drainage. Oil heating. Water softener.

Fixtures and Fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale buy may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local Authority

Test Valley Borough Council. 01256 844844

Council Tax

Band G

EPC Rating

Band D

Directions (SPII 0AG)

From Andover head north on the A343 passing through the village of Enham Alamein. After about 3 miles, drop down the hill into Hurstbourne Tarrant. Pass The George public house on the right and continue through the village; Valentines will be found on the right hand side.

Viewing

Viewing by prior appointment only with the agents.









4.40 x 3.46

14'5 x 11'4

Cellar

Approximate Floor Area = 289 sq m / 3111 sq ft Cellar = 15.2 sq m / 164 sq ft Outbuilding = 126.6 sq m / 1362 sq ft

Total = 430.8 sq m / 4637 sq ft (Including Garage / Excluding Void)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

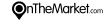






Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)





Connecting people & property, perfectly.

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