



**Walnut Cottage
Wildhern
Hampshire**



Walnut Cottage

Wildhern, Hampshire

**A charming period cottage with wonderful
south facing garden.**

Hall | Sitting room | Dining room | Study | Kitchen | Cloakroom

Four bedrooms | Two bathrooms

Delightful garden with greenhouse, vegetable garden, shed and double garage

In all about 0.4 acres

Andover 3.5 miles (London Waterloo 70 minutes), Hungerford 13 miles,
Newbury 15 miles (London Paddington 50 minutes), Marlborough 20 miles, Winchester 21 miles, Salisbury 22 miles
(Distances and times approximate.)



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Situation

Walnut Cottage is an attractive property situated in the pretty village of Wildhern on the edge of the North Wessex Downs Area of Outstanding Natural Beauty.

Wildhern has a village hall, playing fields, floodlit tennis courts and childrens play area.

The nearby towns of Andover, Newbury and Hungerford provide a broader range of shopping, and recreational facilities.

The cathedral cities of Winchester and Salisbury are about 21 and 22 miles respectively from Wildhern.

Communications are excellent with the A303 and M3 providing access to London and the West Country. Trains from Andover into London Waterloo take approximately 70 minutes and from Newbury into London Paddington approximately 50 minutes.

Nearby Hatherden and Hurstbourne Tarrant have primary schools. Other popular schools include Farleigh, St Gabriels, Thorngrove and Horris Hill.

For Sale Freehold

Walnut Cottage is an attractive brick and flint, Grade II listed property, believed to date from the 18th century with later additions.

The accommodation is light and versatile and includes a hall and sitting room with open fires, triple aspect dining room with views over the garden, a study and a downstairs bedroom with shower room.

There are three further bedrooms on the first floor and a bathroom.

Doors from the dining room lead onto secluded terrace, ideal outdoor entertaining.

The delightful garden is south facing and mainly laid to with a variety herbaceous borders and shrubs. There are number of mature trees including walnut, pear, apple and peach.

On the north side of the cottage there is a productive vegetable garden with fruit cage and raised beds, greenhouse and shed.

A gravelled drive leads to a double garage with power with a path leading up to the front door.





Services

Mains water and electricity. Private drainage. Oil heating.

Local Authority

Test Valley Borough Council: Tel: 01264 368000.

Council Tax

Band E

Postcode

SP11 0JE

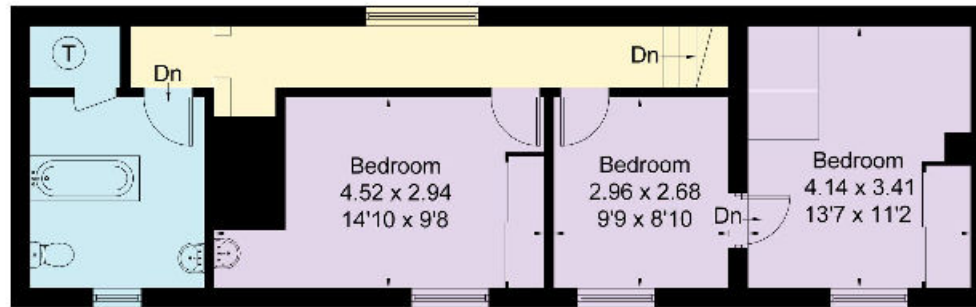
Directions

From Andover proceed north through Charlton and at the roundabout take the third exit from Wildhern and Hurstbourne Tarrant. Continue on this road and after passing The Hare and Hounds pub take the second left into Charlton Down Lane. Follow the lane into Wildhern and Walnut Cottage will be found on the left hand side.

Viewing

Viewing by prior appointment only with the Agents.

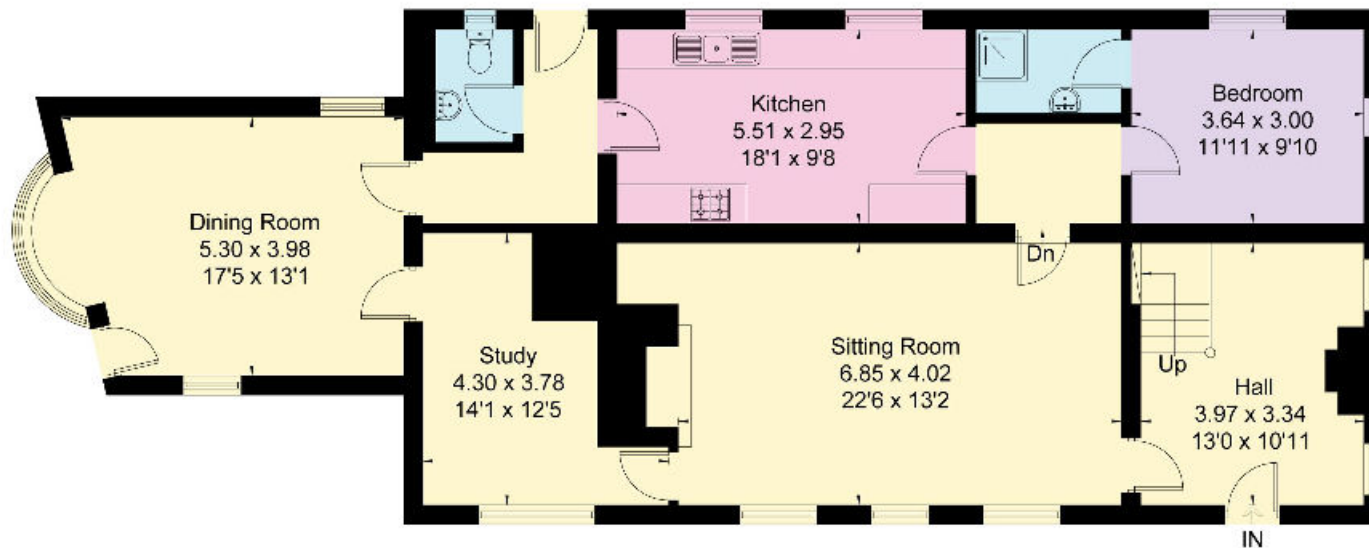




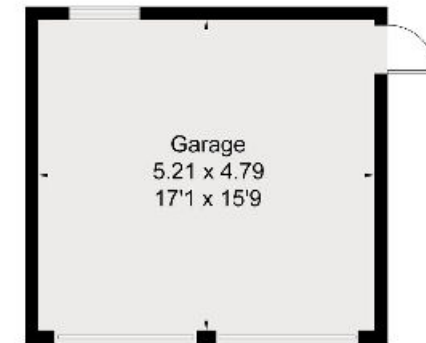
Approximate Area = 188.1 sq m / 2025 sq ft
Garage = 24.9 sq m / 268 sq ft
Total = 213 sq m / 2293 sq ft

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 279372



Ground Floor



(Not Shown In Actual
Location / Orientation)

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I would be delighted to tell you more.

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Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2021. Photographs and videos dated June 2021.

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