



# Brookside Farmhouse

Hurstbourne Tarrant, Hampshire



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Attractive Georgian farmhouse in a sought after  
village within the Bourne Valley.

Porch | Hall | Sitting room | Dining room | Kitchen | Breakfast room | Office/playroom  
Study | Boot room | Cloakroom | Four bedrooms | Family bathroom

Pretty garden and outbuilding | In all about 0.32 acres

Church Farm Yard is available by separate negotiation and comprises of a range of  
buildings and waterside paddock amounting to about 1.25 acres

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



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## Situation

Brookside Farmhouse is a pretty period property located in Hurstbourne Tarrant, a popular village to the north of Andover.

The village has a popular primary school, public house, community centre and recreation ground with tennis courts.

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

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

In addition to the well regarded village school other popular schools include Farleigh, Thorngrove, Winchester College, St Swithuns and Godolphin.

## For Sale Freehold

Brookside Farmhouse is a charming Grade II Listed house believed to date from 1820.

The versatile accommodation has well-proportioned and light rooms with good ceiling heights and sash windows.

The property has great potential and subject to planning it may be possible to build over the office/playroom.

The delightful, part walled garden, is south facing and mainly laid to lawn together with a variety of mature shrubs and borders.

The property is approached via a pair of wrought iron gates which lead to a gravel drive leading to a parking area and outbuilding.





There is an adjacent yard comprising a range of barn and sheds with potential for redevelopment, (subject planning) and a paddock amounting to about 1.25 acres. It is available by separate negotiation and is subject to an overage provision of 30% of the uplift in value as a result of the purchaser, or their successors in title, obtaining planning permission for change of use of the land at anytime in the next 30 years.

## Accommodation

See floor plans.

## Services

Mains electricity, water and drainage. Oil heating.

## 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

## Directions (SP11 0AE)

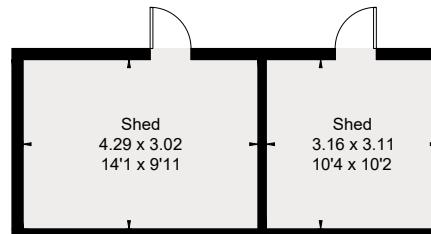
From Andover head north on the A343 passing through the village of Enham Alamein. After about 3 miles, drop down the hill into Hurstbourne Tarrant and Brookside Farmhouse will be found on the right hand side just before The George public house.

## Viewing

Viewing by prior appointment only with the agents.



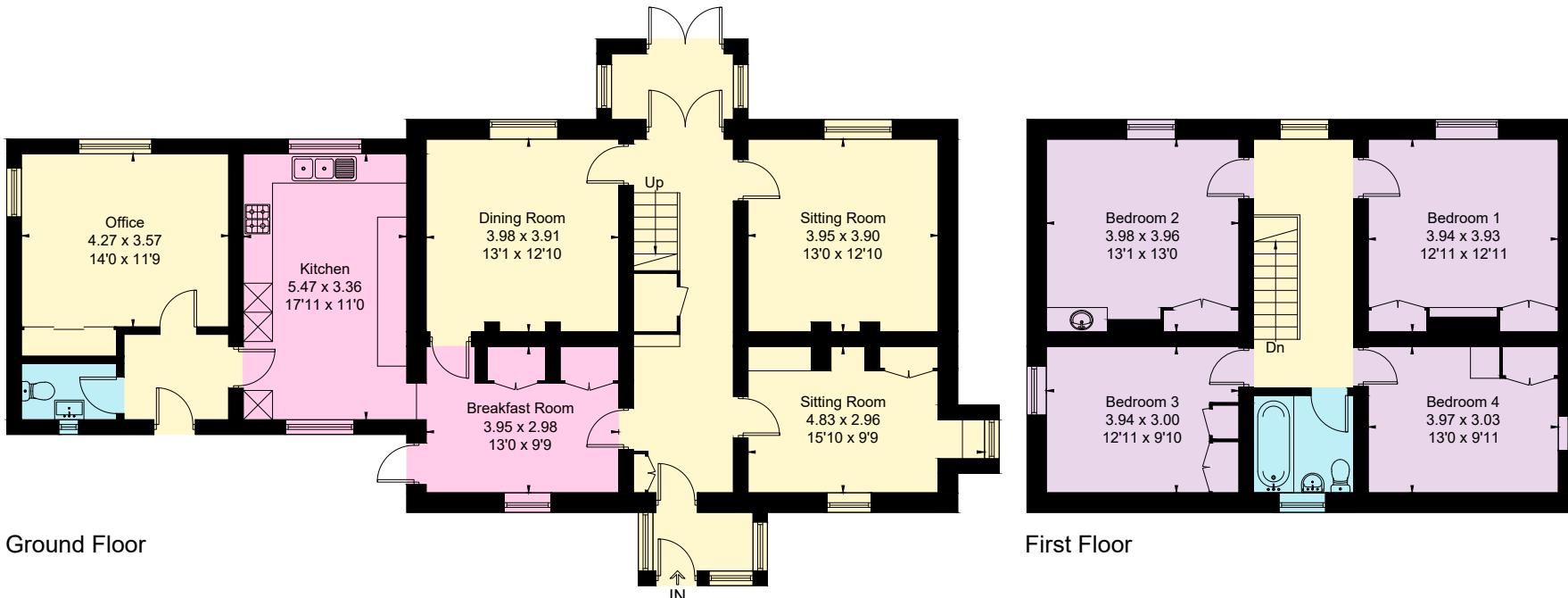
**Yard and Paddock**  
Available by separate negotiation



(Not Shown In Actual Location / Orientation)

**Approximate Gross Internal Floor Area  
207.4 sq m / 2232 sq ft (Excluding Sheds)  
Including Limited Use Area (1.1 sq m / 12 sq ft)**

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



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**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. **Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2023. Photographs and videos dated July 2023. Reference: RMCW/HNG12391960.

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