



Bailiffs Cottage
Kimpton, Hampshire

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A delightful and well-maintained period property with pretty garden.

Sitting room | Dining room | Snug | Kitchen | Cloakroom | Utility room | Three bedrooms | Family bathroom

Attractive mature garden with home office/garden room, single garage and store

Andover 5.5 miles (London Waterloo 65 minutes), A303 2 miles,
Hungerford and Salisbury 20 miles, Newbury 21 miles, Winchester 23 miles
(Distances and times approximate)



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Hampshire

Bailiffs Cottage is a property of great character and charm situated in Kimpton, a popular village to the west of Andover.

The village has a Grade I listed church, the Welcome Stranger public house, a park and a village hall.

Andover has excellent shopping and recreational facilities, including a Waitrose and a regular Farmers Market.

Communications are excellent, with trains from Andover to London Waterloo taking just over an hour. The A303 is within easy access and provides fast access to the West Country and to London.

The Cathedral cities of Winchester and Salisbury are about a 30 minute drive.

Many well-regarded schools in the area include primary schools in Abbots Ann and Thruxton, Farleigh, Rookwood, Godolphin and Dauntsey's.

For Sale Freehold

Bailiffs Cottage is an attractive Grade II listed property with light rooms and good ceiling heights.

The south-facing sitting room and snug are light and have exposed beams and fires.

There is a double-aspect dining room with adjacent kitchen, utility room and cloakroom. Subject to planning it may be possible to open the kitchen into the dining room.

On the first floor there are three bedrooms and a newly fitted bathroom with the third bedroom currently being used as a study.

The property has been well maintained and updated by the current owner who has replaced the septic tank and thatch, as well as re-wiring and re-plumbing.

Outside

The pretty garden is south-east facing and mainly laid to lawn with a variety of shrubs and fruit trees including apple, pear and plum.

It is wonderfully private and partly walled to the south.





There is a useful garden room/home office with terrace, a single garage and garden store/former garage. Planning was granted in April 2024 to replace the former garage.

Accommodation

See floorplans overleaf.

Services

Mains water and electricity. Private drainage and external oil boiler. Electric car charging point.

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation. The Everhot cooker is excluded from the sale.

Local Authority

Test Valley Borough Council. Tel: 01264 368000

Council Tax

Band G

EPC Rating

Band F

Postcode

SP11 8PH

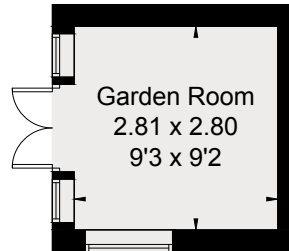
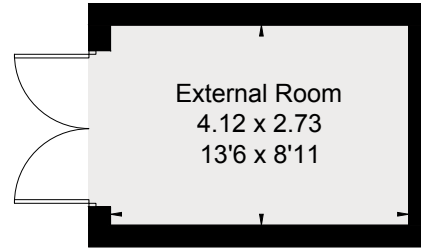
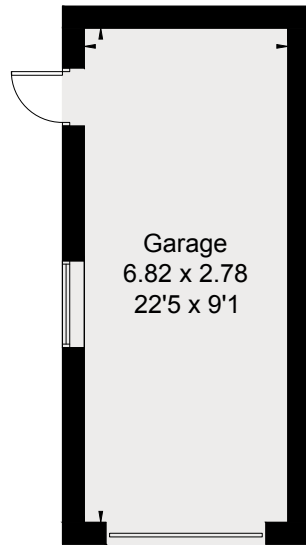
Directions

From Andover take the A342 towards Marlborough/ Devizes. Pass through Weyhill. Pass over the roundabout and continue on the A342 taking the turning on the left signposted to Kimpton. Pass through the village of Fyfield and on reaching the green in Kimpton bear round to the left and follow the no-through road sign and having passed the pub turn immediately left and follow the track along; the drive for the cottage will be found on the left-hand side.

Viewing

Viewing by prior appointment only with the Agents.

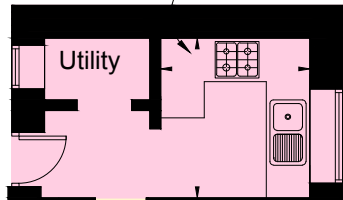




Approximate Floor Area = 106.0 sq m / 1139 sq ft
Garage = 19.0 sq m / 204 sq ft
Outbuildings = 19.0 sq m / 206 sq ft
Total = 144.0 sq m / 1549 sq ft

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

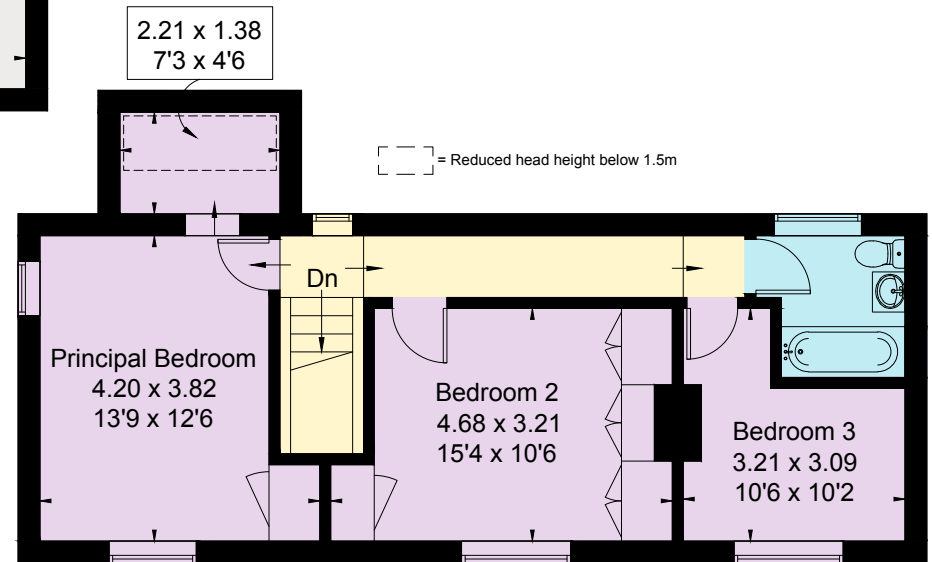
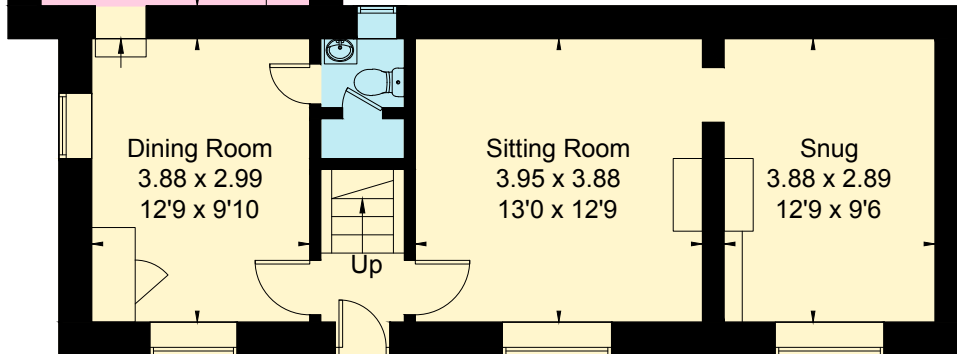
Kitchen
2.20 x 2.06
7'3 x 6'9



(Not Shown In Actual Location / Orientation)

2.21 x 1.38
7'3 x 4'6

[] = Reduced head height below 1.5m



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. 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 January 2025. Photographs and videos dated 2024. Reference: RMCW/HNG012539731. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.