



Squirrel Cottage, St Mary Bourne, Hampshire





An attractive and well-presented cottage situated on a quiet lane on the edge of St Mary Bourne.

Squirrel Cottage is located in a peaceful setting in an Area of Outstanding Natural Beauty, 6 miles north east of Andover.



Tenure: Available freehold

Local authority: Basingstoke & Deane Borough Council

Council tax band: F





For Sale Freehold

Squirrel Cottage is a delightful Grade II listed property of enormous character and charm. The current owners have maintained the property well and have undertaken various improvements during their ownership. The property was re-thatched in 2010 and is booked and paid to be re-ridged and cleaned in 2025.

The accommodation is tastefully presented with light and spacious rooms, including a wonderful sitting/dining room with an oak floor and a wood-burning stove. The well-appointed kitchen/breakfast room has painted beams and underfloor heating (please note there is a restricted ceiling height of 180cm / 5.11" in parts of the kitchen). It leads on to a playroom/study with French windows providing access to the sheltered rear garden. A spiral staircase from the playroom leads to a guest bedroom with a shower room.

Stairs from the sitting room lead to three further bedrooms with good built-in storage, a family bathroom and a shower room.

Outside

The enclosed front and rear gardens are wonderfully private and mainly laid to lawn with various trees and shrubs. There is a sheltered southwest-facing terrace to the front of the property, which is ideal for outdoor entertaining.

The property is approached via a five-bar gate leading to a gravel drive and oak-frame garage. A fantastic office to the rear is fully insulated and could be used as an annexe, subject to planning.





St Mary Bourne, Hampshire

Squirrel Cottage sits on a small lane which sees little vehicular traffic. A footpath rises through the fields behind the house to the hamlet of Binley or back to a bridleway into the valley further down the lane by the livery stables. The Bourne Rivulet runs knee-deep beside the lane from spring to late summer and completes this idyllic setting. Gangbridge Lane lies on the upstream side of the desirable village of St Mary Bourne, which sits in an Area of Outstanding Natural Beauty approximately 6 miles northeast of Andover.

St Mary Bourne has a very active community, including a primary school, church, village hall, doctors' surgery and well-regarded pub, The George. The shop has a post office and cafe, and overlooks the cricket club.

Communications are excellent, with mainline stations at Whitchurch and Andover providing access to London Waterloo in about an hour and slightly less from Newbury to Paddington. The A303, M3 and M4 are all within easy driving distance, and the commercial centres of Andover, Winchester, Newbury and Basingstoke are all within a 30-minute drive.

The well-regarded village school is a short walk from the cottage. Other popular schools in the area include Farleigh, Thorngrove, Godolphin and Winchester College.

Property information

Services

Mains electricity, water and drainage. Underfloor heating and Oil boiler.

Directions (SPII 6EP)

what3words: ///hobbies.lakeside.helpers



Approximate Floor Area = 174.3 sq m / 1,876 sq ft
 Outbuildings = 36 sq m / 387 sq ft
 Total = 210.3 sq m / 2,263 sq ft
 (Including Garage / Excluding Sheds)



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