

# Bourne Cottage, Twyford, Hampshire

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# Bourne Cottage , Bourne Lane, Twyford

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Bourne Cottage is understood to date from the late 19th century and was formally the chauffeur's cottage to Orchard Close. In 1953 the house was separated from Orchard Close and has since been a family home. The property has a welcoming hallway with its original fireplace leading to a light and open sitting room featuring a bay window with a window seat. The open-plan kitchen/dining room is perfect for entertaining with plenty of storage and a larder. Adjacent to the kitchen is the family room. At the rear of the property is a garden room featuring a log burner and floor to ceiling window with views of the impressive garden and surrounding countryside. The ground floor also benefits from a study, cloakroom and a utility room with plenty of space and storage. The property has four double bedrooms all with built-in wardrobes and storage spaces and two family bathrooms.

Local Authority:

Winchester City Council

Council Tax Band:G

Guide price:

£1,595,000

Tenure: available freehold

Location: <https://what3words.com/forms.mull.star>



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## Location

Bourne Cottage lies just beyond the eastern outskirts of the popular village of Twyford and benefits from superb views over the adjoining countryside. The village itself has a range of amenities including a Post Office, village store, and hairdressers. Close at hand is a doctor's surgery with pharmacy, church, restaurant and pubs. The village is also well known for St Mary's Church of England Primary School as well as Twyford Preparatory School. There is a mainline railway station at Shawford about 0.75 miles away with a direct service to Waterloo. Twyford is about 4 miles south of Winchester, a historic city town with great eateries, and shopping.







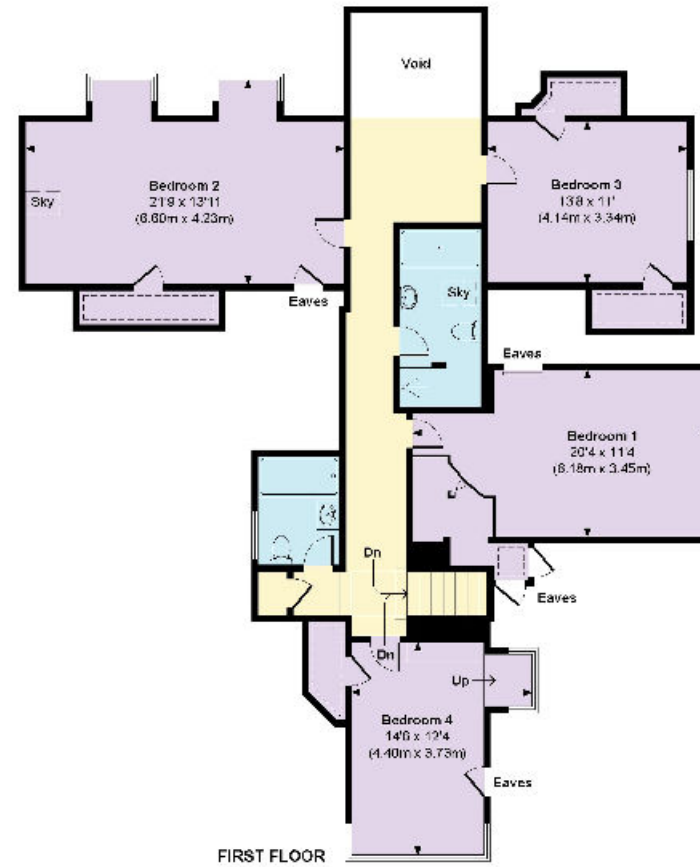
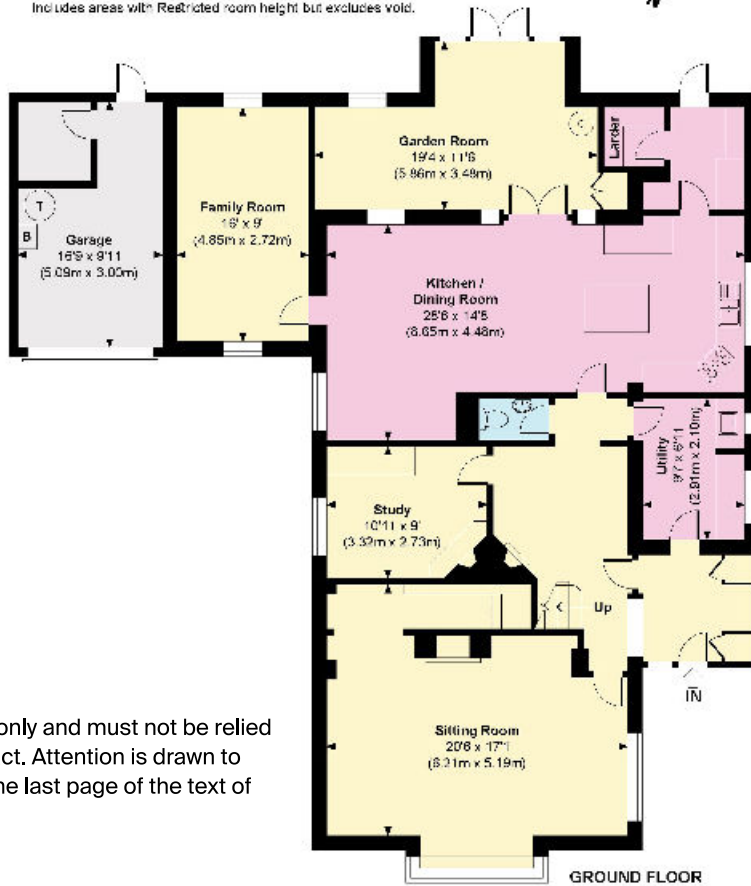
## The Garden

The large East facing garden is bounded by mature hedging with well-defined boundaries and comprises two patio areas perfect for entertaining and enjoying the views. Steps lead up to a gently sloping lawn, beyond is an area of garden with a vegetable garden, orchard area and several mature trees. Additional to the property is a large, stoned driveway with a single garage which incorporates a temperature-controlled wine room adjoining to the east of the cottage.



# Bourne Cottage

Approximate Gross Internal Area  
 Main House = 2766 Sq Ft / 256.97 Sq M  
 Garage = 164 Sq Ft / 15.27 Sq M  
 Total = 2930 Sq Ft / 272.24 Sq M  
 Includes areas with Restricted room height but excludes 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.

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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.  
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