



24A MANOR COTTAGES
£675,000

Carter Jonas

24A MANOR COTTAGES HATHERDEN LANE HATHERDEN ANDOVER SP11 0HL

- Andover and Andover Station 3.5 miles
- Newbury and Newbury station 16 miles
- A303 4.5 miles

Entrance hall · atrium · sitting room · kitchen · utility room · dining/garden room · ground floor bedroom with ensuite bathroom · principal bedroom with ensuite shower room · bedroom · family bathroom · large garage/workshop · driveway parking for several cars · plot of approximately ¼ of an acre · private garden backing onto open countryside · large timber summer house/office · Energy Rating E

SITUATION

Hatherden lies to the North of Andover and offers a public house and an active Church of England church. The village is situated in an area renowned for its beautiful countryside being a short distance from The Chutes. The nearby village of Charlton has a shop, Post Office, church and public house, whilst the nearby town of Andover provides a more comprehensive range of shopping, educational and leisure facilities, as well as a mainline station with services to London Waterloo in just over one hour. The A303 is close at hand allowing convenient access to London, the North and the West Country. There is also good road access to Newbury to the north and to the Cathedral cities of Winchester and Salisbury.

DESCRIPTION

24A Manor Cottages is a delightful semi-detached period cottage believed to have originally been built in the 1930's and further extended in the 1980's, 1990's and more recently in 2019. The property is immaculately presented and exudes character and charm along with offering versatile accommodation and an incredible atrium flooding in light from the first floor.

A BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS PERIOD COTTAGE SET WITHIN A PLOT OF 1/4 OF AN ACRE AND SITUATED IN THIS SOUGHT AFTER LOCATION.



On entering the property there is a large entrance hall which opens out to the beautiful kitchen and substantial sitting room with feature brick fireplace and woodburning stove. Adjacent to the kitchen there is an excellent utility room and fantastic garden/dining room complete with bi-fold doors to the garden. The ground floor is completed with a bedroom and ensuite shower room. On the first floor there is an excellent principal bedroom with a bank of fitted wardrobes and ensuite shower room. The accommodation is completed upstairs with a further double bedroom with built in cupboards and a family bathroom.

OUTSIDE

The property is approached via a 5 bar gate leading to a gravel drive which has parking for several cars and gives access to the substantial garage/workshop. The garden is a particular feature of the property and offers a lovely terrace adjacent to the house with a pathway leading to large expanses of lawn interspersed with shrubs and trees. In the far section there is a very useful summer house/garden office.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity, oil fired central heating, septic tank

Local Authority: Test Valley Borough Council

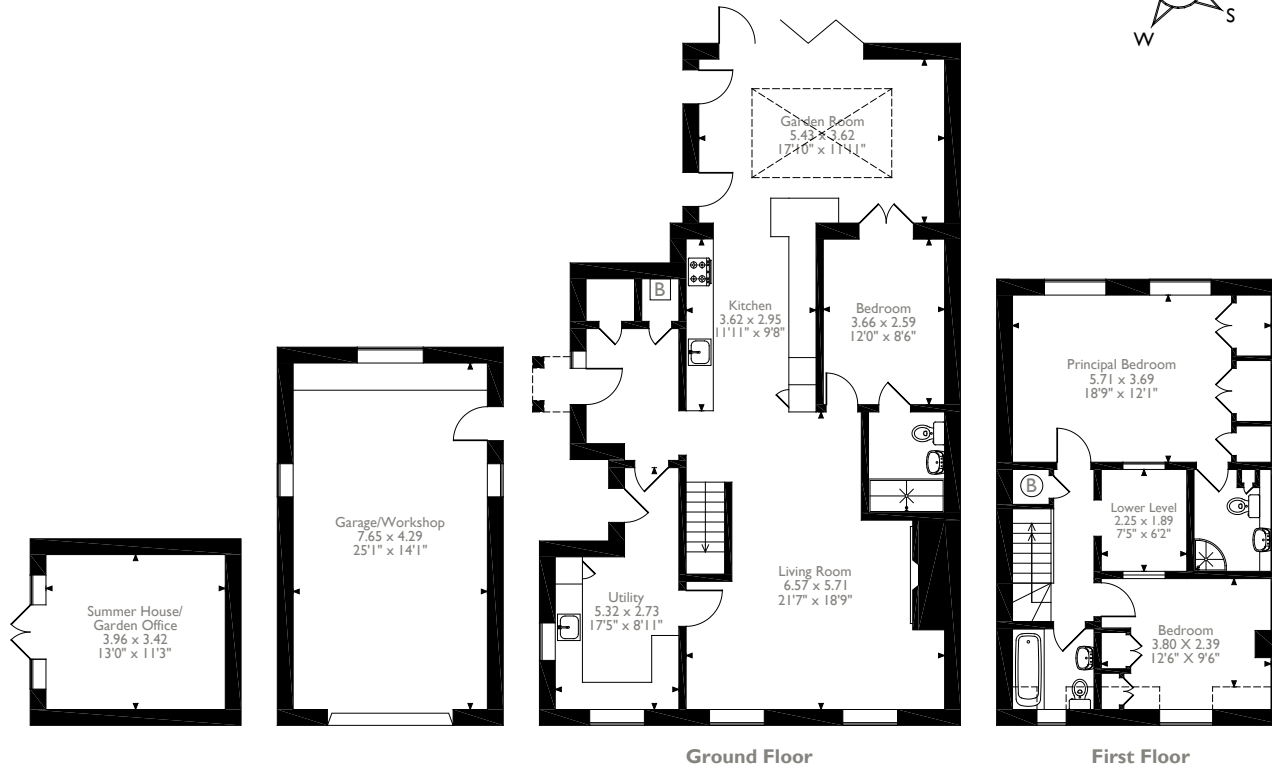
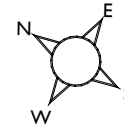
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code SP11 0HL



24A Manor Cottages, Hatherden Lane, Hatherden
 Approximate Gross Internal Area
 Main House = 152 Sq M/1636 Sq Ft
 Garage = 33 Sq M/355 Sq Ft
 Outbuilding = 14 Sq M/151 Sq Ft
 Total = 199 Sq M/2142 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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