

HOMELEA, IBTHORPE, HURSTBOURNE TARRANT, SP11 0BJ
FOR SALE BY INFORMAL TENDER by 25th January 2016
Guide Price £255,000 Freehold with Vacant Possession



Chartered Surveyors

EVANS & PARTRIDGE

A unique opportunity to acquire an un-modernised Listed Grade II cottage in a very sought after north Hampshire village.

DESCRIPTION

A detached period cottage constructed of mainly white washed brick and flint elevations beneath a thatched roof that is linked to an adjacent period cottage by an open fronted store (also thatched). Within the southerly facing garden stands a detached barn/store which is constructed of colour washed and brick and flint elevations beneath a slate roof and comprises a tall open fronted cart shed with a workshop/store to one side with loft.

The property offers great scope and potential and requires modernisation throughout. The accommodation comprises a dual aspect sitting room with fireplace, a dual aspect dining room (also with fireplace), a small kitchen with Rayburn, inner hall, pantry and bathroom. To the first floor there are two bedrooms, one being a very good size double. Additional benefits include off road parking, a southerly facing main garden backing onto farmland and an extra area of side garden on the west side of the cottage which may allow space for an extension (subject on all required consents).

LOCATION

The property is situated in the hamlet of Ibthorpe, within a Conservation Area and bordering an Area of Outstanding Natural Beauty. Adjoining the village road is the River Swift, a winter flowing chalk stream, which joins the River Bourne which flows into the River Test. Ibthorpe is very well positioned for those who like walking or riding, with the Test Way passing to the north of the hamlet, and a varied selection of well surfaced tracks avoiding the need to follow or cross main roads.

Local amenities are available in the neighbouring village of Hurstbourne Tarrant, within half a mile, which has a post office/store, church, first class primary school, public house, Londis store and tea rooms. Andover, with its comprehensive range of shopping, educational and leisure facilities, is within about six miles, Newbury is about ten miles distant, with access to the M4 motorway within about fifteen miles (Junction 13). There are also mainline railway stations at Whitchurch (8 miles distant) and at Andover with fast trains to London Waterloo in approximately one hour. The A303 is within easy reach allowing convenient access to London (via the M3 motorway) and the West Country.

ACCOMMODATION

SMALL ENTRANCE HALL Terracotta tiled floor. Staircase rising to first floor. Wide opening to sitting room. Latched panelled door into dining room.

SITTING ROOM (about 14'4" x 10'4" / 4.37m x 3.15m) Open brick fireplace with mantel and quarry tiled hearth. Picture window with quarry tiled sill to rear aspect. Further window with seat to front aspect. Quarry tiled flooring. Exposed ceiling timber. Door to understairs cupboard with quarry tiled floor. Latched panelled door into inner hall.

DINING ROOM (about 13'10" x 9'7" / 4.22m x 2.92m) Brick fireplace with inset electric heater, mantel and quarry tiled hearth. Picture window to front and side aspect. Exposed ceiling timber. Exposed floor boards.

INNER HALL Part glazed door to outside. Quarry tiled floor. Access to loft space via hatch. Latch doors into kitchen, bathroom and pantry.

KITCHEN (about 11'10" x 6'0" / 3.61m x 1.82m) Alcove housing oil fired Rayburn with door to deep former bread oven behind. Belfast sink unit with timber work surface to either side, cupboards beneath. Window to rear and side aspect. Latch door to outside. Quarry tiled floor. Further recess with roll top work surface, cupboard. Space for fridge with shelving above.

BATHROOM Cast iron bath. Wash hand basin. High level WC. Quarry tiled floor. Obscure glazed window to rear aspect.

PANTRY Shelving.

FIRST FLOOR

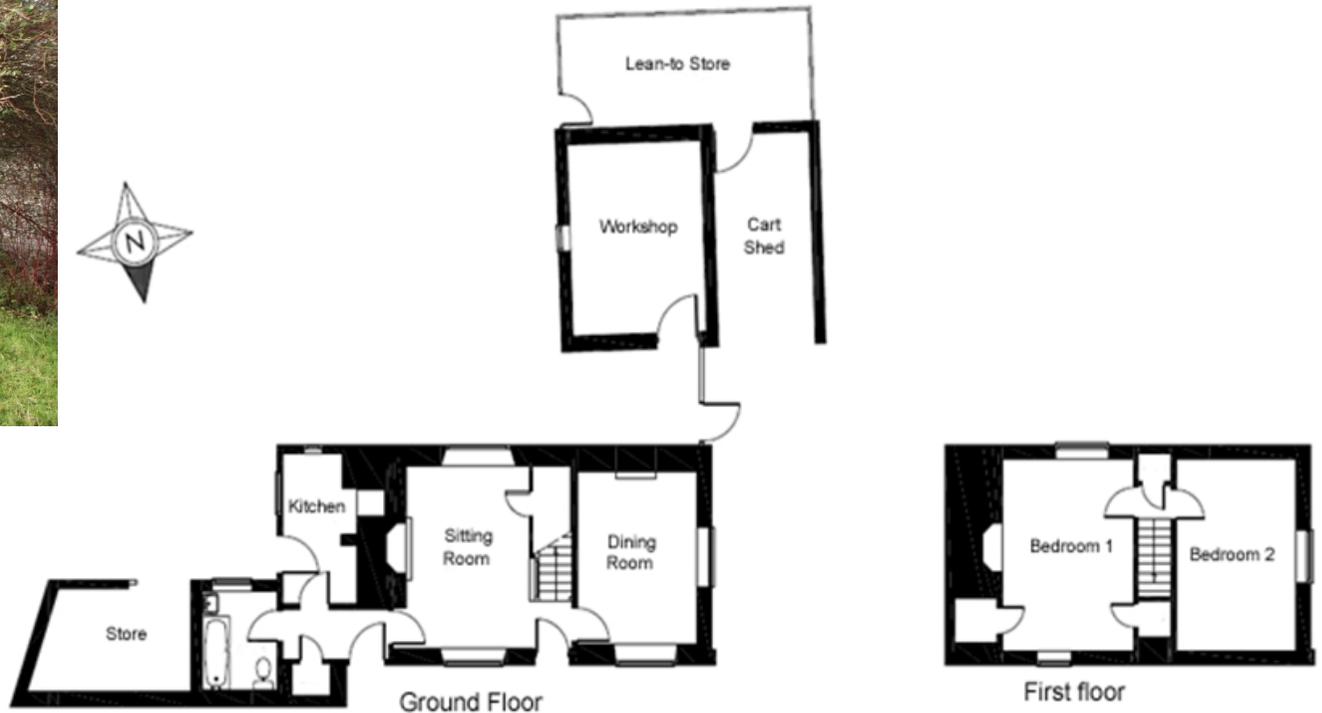
SMALL LANDING Eaves storage cupboard. Exposed framework to one side. Meter and fuse box. Latched and braced doors leading into:

BEDROOM ONE (Double) (13'5" x 11'2" / 4.20m x 3.41m) Window to front and rear aspect. Open fireplace with quarry tiled hearth (not currently in use) and exposed beam over, deep cupboard housing lagged copper cylinder

BEDROOM TWO (about 13'0" x 10'2" / 3.96m x 3.12m) Window to side aspect. Exposed floor boards.

OUTSIDE: Gardens and grounds extending to about 0.16 acres

SUBSTANTIAL OUTBUILDING Comprising a cart shed. Exposed brick and flint internal elevations. Vaulted ceiling. Access to one side into hayloft above. Lean-to store to rear (needing attention). Workshop Wide door to front. Aperture for window to side.



Total approx floor area 1504 sq ft

Services

Oil, Electric and Water, Mains Drainage
Council Tax Band E

Local Authority:

Test Valley Borough Council	Test Valley Borough Council
Former Magistrates' Court	Beech Hurst,
Church Street	Weyhill Road,
Romsey	Andover
Hampshire	SP10 3AJ
SO51 8AQ	

Tenders to be submitted to

Wallace Robinson & Morgan
4 Drury Lane,
Solihull,
W. Midlands
B91 3BD
Tel: 0121 705 7571
Website: www.wallacerobinson.co.uk

Guide Price

£255,0000

Block Viewing between 10am– 2pm on:

Saturday 19th December
Wednesday 6th January
Saturday 9th January

TENDERS TO BE RETURNED BY:

12 noon on 25th January 2016

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Location Plan—Scale 1: 1250



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Chartered surveyors
Centuries, 35 East Street,
Blandford Forum
Dorset
DT11 7DU
01258 454 029
ajc@ajestyncoke.co.uk
www.ajestyncoke.co.uk



Stockbridge Office- Agriculture House
High street
Stockbridge
Hampshire
SO20 6HF
01264 810702
property@evansandpartridge.co.uk
www.evansandpartridge.co.uk