



SPINDLEBERRY
Guide Price £550,000

Carter Jonas

SPINDLEBERRY STOKE ANDOVER SP11 0LU

– Newbury 13 miles, Andover 5 miles, Basingstoke and Winchester 18 miles
– Whitchurch Station 5 miles
– M4 (J13) 16.5 miles, M3 17 miles

Entrance hall · cloakroom · sitting room · dining room
· kitchen/breakfast room · principal bedroom with en suite shower room · 2 further double bedrooms · family bathroom · garage · parking · enclosed gardens · Energy Rating D

SITUATION

Stoke is a rural hamlet, situated in the Bourne Valley, renowned for its outstanding natural beauty, undulating countryside and extensive network of footpaths including The Test Way. It lies approximately 5 miles north-east of Andover, 13 miles south of Newbury and 18 miles from the cathedral city of Winchester. Stoke has many period properties, whilst the neighbouring village of St Mary Bourne, one mile away, has a primary school, community shop/post office, doctor's surgery, church, playground, cricket/playing fields, bowling green, village hall and two public houses. There is a mainline railway station at Whitchurch, approximately 5 miles away, which provides a fast service to London (Waterloo), whilst Newbury has a fast service to Paddington. The A34, the A303, M3 and M4 are all within easy reach.

DESCRIPTION

Spindleberry is a modern detached house, built in 1996, constructed of brick elevations beneath a tiled roof with the benefit of cavity wall insulation. The current owners, who bought the property in 2017, have made significant improvements to the property to include new windows and doors, a new oil fired boiler and radiators, a new kitchen, bathroom and the addition of an en suite shower room.

A BEAUTIFULLY PRESENTED COTTAGE STYLE HOUSE PROVIDING WELL BALANCED ACCOMMODATION WITH PRIVATE SOUTH WESTERLY FACING GARDEN, SINGLE GARAGE AND SITUATED IN THE ATTRACTIVE HAMLET OF STOKE, WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY.



The accommodation, which is beautifully presented, comprises a reception hall with cloakroom, sitting room with woodburning stove and bay window and double doors into a separate dining room. There is a large and impressive kitchen/breakfast room which has a range of eye and base level units, integrated dishwasher and induction range cooker. On the first floor there is a landing area with window, storage cupboard and airing cupboard and access to the mostly boarded loft via an aluminium ladder. There is a principal bedroom with recently fitted Hammonds built in wardrobes and en suite shower room, 2 further double bedrooms and a luxury family bathroom with bath, separate shower cubicle, wash hand basin and low level WC.

OUTSIDE

From the road paved steps with grass verges to either side rise to a picket gate with paved and gravel path leading to the front porch. The front garden is laid to lawn with pretty shrub borders and is well enclosed by wooden picket fencing. Close boarded fencing to one side of the property conceals the oil tank, while on the opposite side there is access through a timber gate into the rear garden along a gravelled path with a garden shed, small greenhouse, log store, beech hedging and picket fencing to the side. The rear garden comprises a natural stone paved patio area accessed from the dining room via French doors and kitchen/breakfast room via a door. Steps rise to a pretty landscaped garden, with small wildlife pond. Another gate leads to the upper garden/vegetable beds. There is a single detached garage constructed of smooth rendered elevations with electric roller door and personnel door to side. The property is accessed from Stoke Hill via a shingle shared driveway that runs behind the neighbouring property leading to a brick paviour tandem parking area for two cars to the side of the house. There is also an EV charger in the driveway.

ADDITIONAL INFORMATION

Tenure: Freehold

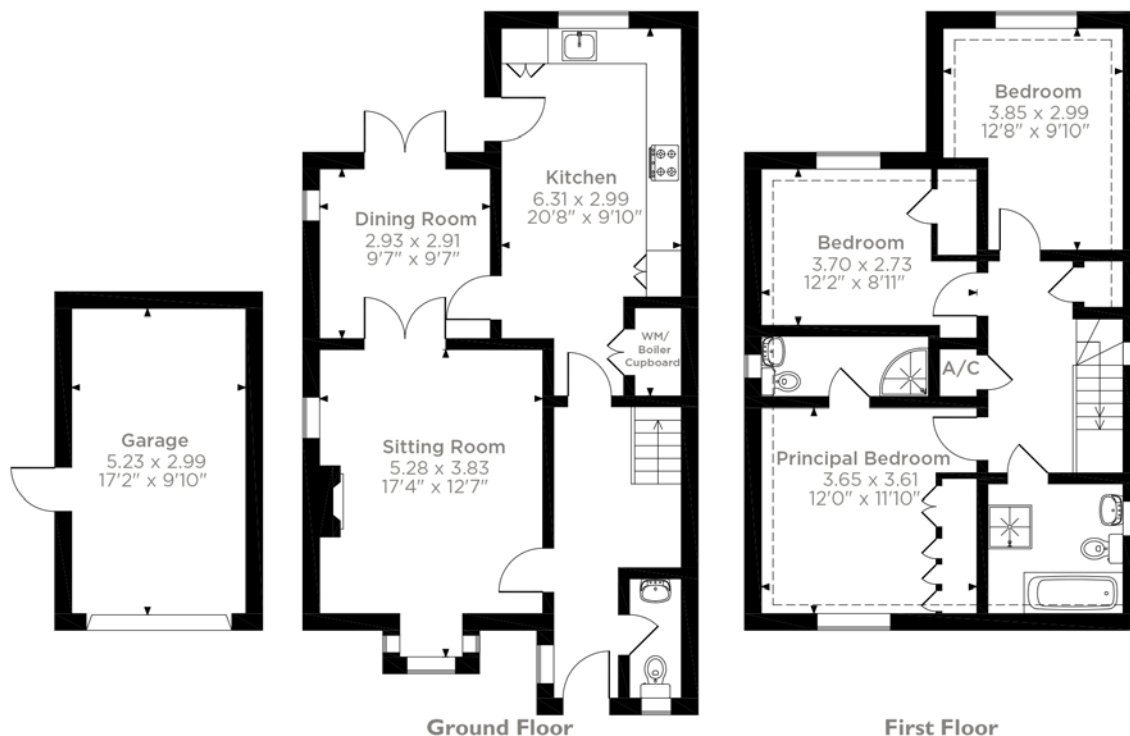
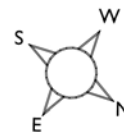
Services: Mains water, electricity and drainage

Local Authority: Basingstoke and Dean Borough Council

Council Tax: Band E



Spindleberry, Stoke, Andover, Hampshire
 Approximate Gross Internal Area
 Main House = 114 Sq M/1227 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 130 Sq M/1399 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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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