



VERNHAM ROW,  
VERNHAM DEAN

Carter Jonas



## 66-67 VERNHAM ROW, VERNHAM DEAN, HAMPSHIRE, SP11 0LH

**A CHARMING THREE BEDROOM COTTAGE OCCUPYING AN IDYLIC RURAL SETTING,  
WITH A LARGE GARDEN, STUNNING VIEWS AND DOUBLE GARAGE.**

### KEY FEATURES

- Sitting room
- Kitchen / dining room
- Utility room
- Downstairs cloakroom
- Three bedrooms
- Family bathroom
- Large garden
- Stunning countryside views
- Driveway parking
- Double garage



### SITUATION

Vernham Dean, about 1 mile away, is a popular village with a thriving community. The village has a well-regarded primary school, Little Fingers Pre-school, public house, village hall and church. It is very well placed for Hungerford, Andover and Newbury. The cathedral cities of Winchester and Salisbury are within easy reach, as is the popular market town of Marlborough. The immediate area is also well placed a number of excellent schools including Farleigh, Thorngrove, Downe House, St Gabriels, Cheam, Horris Hill and Marlborough.

Communications are excellent with trains to Waterloo from Andover (11.5 miles) and Whitchurch (12 miles) taking 70 and 65 minutes respectively. Trains from Hungerford and Newbury to Paddington take about 60 and 50 minutes respectively. The A303 and A34 are nearby.

The neighbouring landscape is designated an Area of Outstanding Natural Beauty and is particularly picturesque and offers excellent walking.

## DESCRIPTION

Located on the edge of the popular Bourne Valley village of Vernham Dean, 66-67 Vernham Row is a stunning three-bedroom cottage of brick and flint elevations under a tiled roof.

On the ground floor there is a large sitting room with a wood burning stove and exposed timbers. Whilst offering great proportions, this charming room also retains a cosy cottage feel. Steps lead up to the kitchen/dining room which has a good range of fitted units and is located at the rear of the property, overlooking the private garden. This room has a lovely, bright feeling throughout and offers a great space in which to entertain. Also on the ground floor are the utility room and cloakroom.

Upstairs there are three double bedrooms, and the principal bedroom has an en-suite WC. All rooms enjoy rural views and the well-appointed family bathroom, with bath and separate shower, completes the first-floor accommodation. There is also a sizeable loft offering handy storage space. There is a flying freehold with the neighbouring property.

## OUTSIDE

The cottage sits back from a quiet lane behind hedging, offering great privacy. There is a pretty lawned cottage garden to the front of the property leading up to the front porch.

A small terrace is accessed off the kitchen and steps lead up to the rear garden, which is slightly raised and enjoys magnificent open views over neighbouring farmland. The garden is unusually generous and there is an additional patio area perfect for alfresco dining, from where you can enjoy the peace and tranquillity of this stunning rural location. Laid predominantly to lawn, the garden is flanked by a cottage wall on one side and fencing on the other. There are number of mature trees and shrubs throughout both gardens and a pathway leads all the way to the parking area at the top of the garden.

There is off road driveway parking for numerous cars and a useful double garage, offering great garden / vehicle storage.

**TENURE** Freehold

**SERVICES** Private water supply and a shared septic tank. Oil fired central heating.

**EPC BAND** D.

**GUIDE PRICE** Offers over £550,000

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

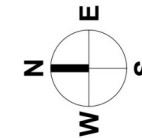




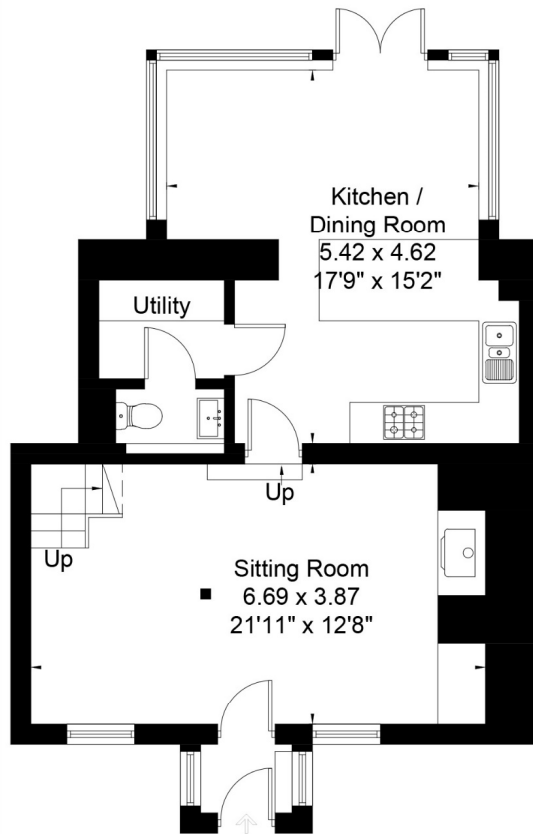




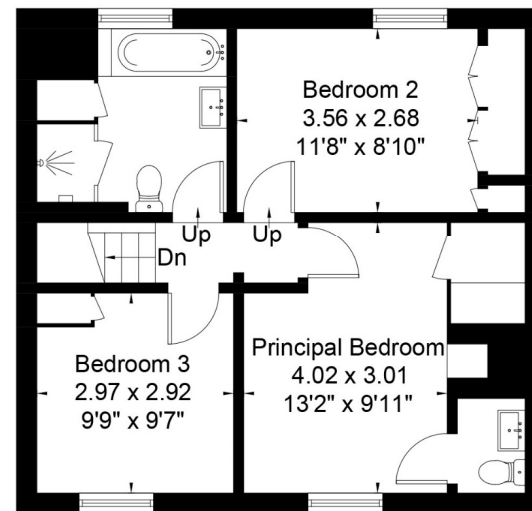
Vernham Row, Vernham Dean, Andover, SP11  
 Approximate Area = 1162 sq ft / 108 sq m  
 Garages = 362 sq ft / 33.6 sq m  
 Total = 1524 sq ft / 141.6 sq m  
 Including Limited Use Area (4 sq ft / 0.4 sq m)



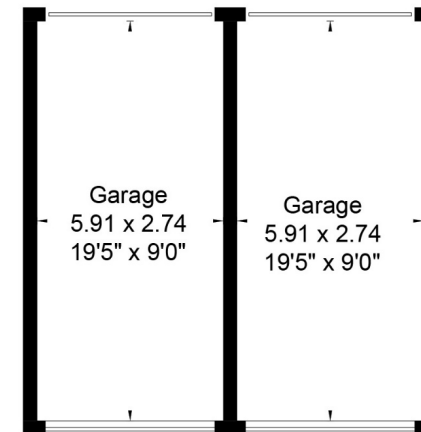
[ ] = Reduced head height below 1.5m



Ground Floor<sup>IN</sup>



First Floor



(Not Shown In Actual Location / Orientation)

**Marlborough 01672 514 916**  
 93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
 Offices throughout the UK

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data