

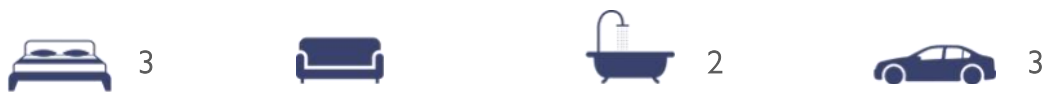






## A superbly renovated Grade II Listed cottage with a detached barn enjoying wonderful countryside views.

Tenure: Freehold Size: 1,293 ft<sup>2</sup> EPC Rating: E (43) Council Tax Band: E



Services - Oil fired central heating, Mains drainage, Mains electricity.

Andover 6.1 Miles • Hungerford 13.4 Miles • Marlborough 17.2 Miles • Newbury 11.6 Miles

## Homelea, Ibthorpe Hampshire, SP11 0BJ

- Kitchen/ breakfast room
- Three bedrooms
- Detached barn with potential
- Sitting room
- Two family bathrooms
- Garden store

### The Property

A charming Grade II Listed cottage with beautiful timber frame elevations under a thatched roof. With spacious accommodation set across two floors, the property enjoys many wonderful original features throughout. Recently renovated the kitchen includes shaker units with integrated appliances and an induction hob. A cosy sitting room enjoys lots of natural light. The hallway leads to the bedroom three which has French doors to the terrace and garden. A bright and modern family bathroom also doubles as a utility room. Stairs lead to the main bedroom as well as bedroom two. There is a modern bathroom with shower. The main bedroom is incredibly spacious and enjoys views out over paddock and countryside.

### Outside

The paved terrace provides a sunny area to entertain. The garden is mainly laid to lawn and offers scope for further landscaping for any keen gardeners. The detached barn & garage is constructed of brick and flint and provides potential for renovation (STPP). Currently this is used for storage and parking.

### Location

Situated in the hamlet of Ibthorpe, the nearby village of Hurstbourne Tarrant has a store, church, primary school and a public house with restaurant and B&B. There are regular trains from the nearby station in Whitchurch providing access to London Waterloo (1 hour 5 minutes). The M3, M4, A34, A303 all provide access to London, North & the Westcountry. Wonderful walks are located within minutes from the property.

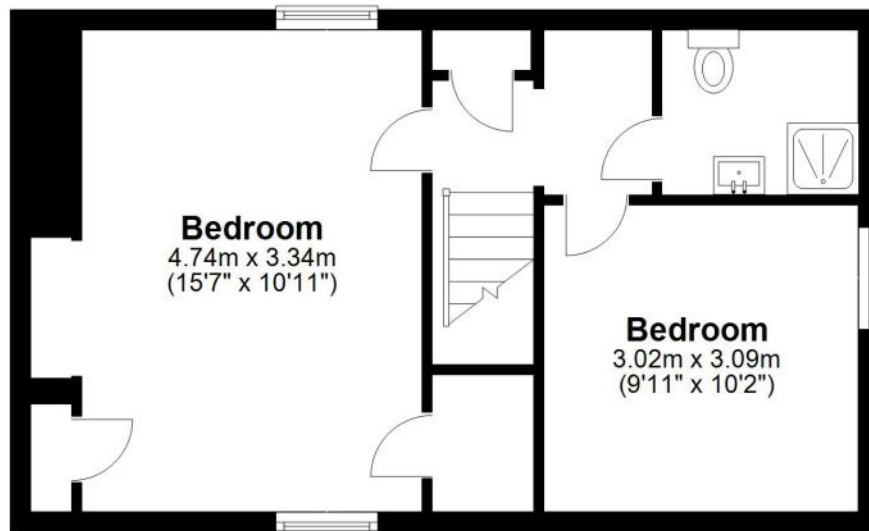




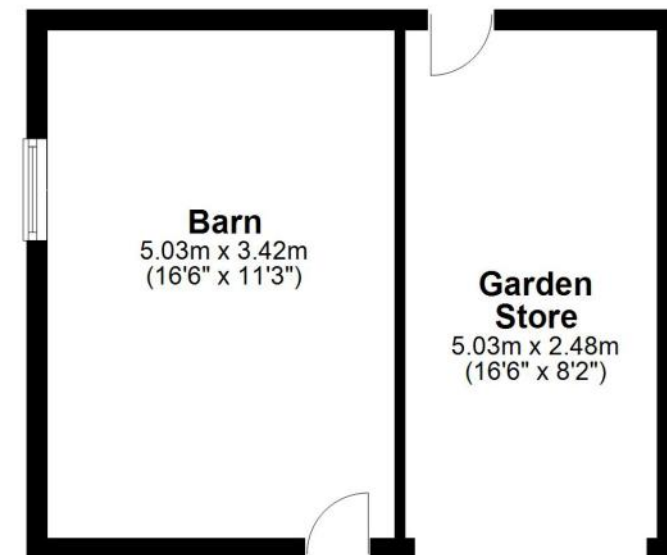
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 120.2 sq. metres (1293.5 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them.

Measured and drawn to RICS guidelines

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