



## **THE VICARAGE**

St. Mary Bourne, Hampshire, SP11 6AY

**Carter Jonas**



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## THE VICARAGE, ST. MARY BOURNE, HAMPSHIRE, SP11 6AY

Imposing detached former vicarage • 6 bedrooms • Drawing room • Sitting room • Dining room • Kitchen • 2 bathrooms • Outbuilding and store • Gardens amounting to 0.4 acres • Views across playing fields to the rear • Centrally located in prime Bourne Valley village

### DESCRIPTION

The Vicarage represents an exciting opportunity to acquire a rarely available detached period house in the sought after village of St. Mary Bourne. Whilst generally well cared for, the property could now benefit from a programme of updating and refurbishment.

Ground floor accommodation comprises an entrance hall which provides access to the principal reception rooms, all of which have excellent proportions and period features. The drawing room is front aspect with fireplace, and the sitting room is rear aspect with fireplace and French doors leading to the garden. The dining room also overlooks the rear garden and leads onto the kitchen, which has a range of base and eye level units and integrated appliances. In addition to the kitchen there is a boiler room / store and pantry. To the first floor there are 6 bedrooms, a shower room and a bathroom. An additional loft area provides 2 additional rooms, which could be used for a variety of purposes. In addition to the main house there is a significant attached outbuilding which comprises log store, stables and garage.

### OUTSIDE

Externally, the majority of the garden is to the rear and provides a large expanse of lawn, with an array of mature trees, beds and borders and an area of patio directly behind the house. There is ample parking on the driveway to the front.

## HANDSOME FORMER VICARAGE IN THE EVER-POPULAR VILLAGE OF ST. MARY BOURNE





## LOCATION

The property is situated within the St. Mary Bourne and Stoke Conservation Area. The village of St. Mary Bourne has a very good range of amenities including a church, public houses, sub post office/shop, a Health Centre and an excellent Primary School that was awarded Outstanding by Ofsted in its last inspection.

The nearby towns of Andover and Newbury offer comprehensive facilities including mainline railway connections to London Waterloo (Andover) and Paddington (Newbury). There is also a good range of amenities available in the town of Whitchurch about 4 miles distant as well as a mainline railway station with trains to London (Waterloo). The A303 and A34 are easily accessible.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water, electric and drainage. Solar panels. Oil central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

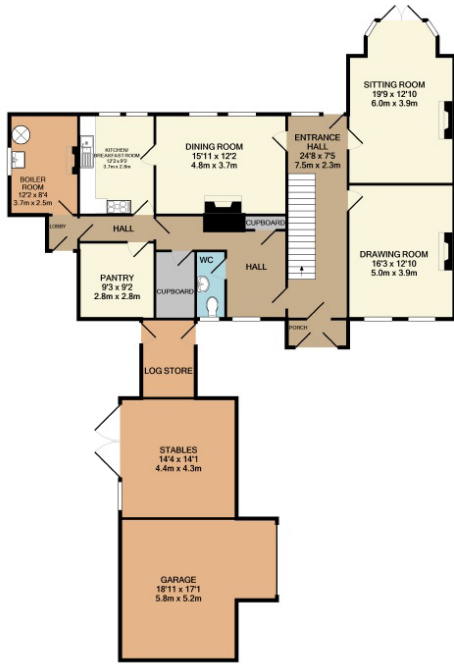
**Local Authority:** Basingstoke and Deane Borough Council. Council Tax Band G.

**Agent's note:** The vendor is a registered charity and as such restrictive covenants will be imposed.

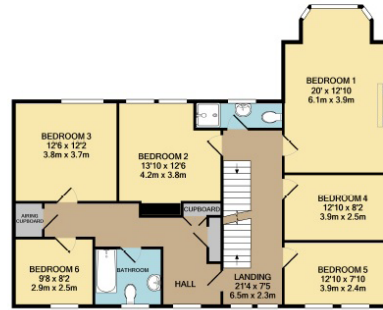
**Viewings:** Strictly by appointment through the agent, Carter Jonas, 01962 842742



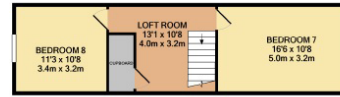




GROUND FLOOR  
APPROX. FLOOR  
AREA 1807 SQ.FT.  
(170.1 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 1258 SQ.FT.  
(114.7 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT.  
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 3597 SQ.FT. (334.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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#### IMPORTANT INFORMATION

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