



**PRIORS BARTON**

Hurstbourne Priors, Hampshire, RG28 7SB

**Carter Jonas**



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## PRIORS BARTON, HURSTBOURNE PRIORS, HAMPSHIRE, RG28 7SB

4 bedrooms • Sitting room • Dining room • Kitchen / breakfast room • Utility room • Study • Double garage • Driveway • Delightful views towards the church • 1 acre paddock • EPC rating D

### DESCRIPTION

This well-located detached family home offers great practicality (requiring cosmetic improvement) and has the additional benefit of an acre paddock directly opposite. Upon entering the property a generous hallway provides access to the principal reception rooms. The sitting room has a feature fireplace and is double aspect with a bay window to the front and patio doors to the rear. The kitchen / breakfast room has a range of fitted units with a breakfast bar and space for a kitchen table with views to the rear over the garden and French doors onto the patio. An adjoining utility room has access to the side of the property and has a sink and space for a washing machine and tumble dryer. The ground floor accommodation is completed by an elegant rear aspect dining room and a generous study with fitted bookshelves. To the first floor the principal bedroom has a range of fitted wardrobes and an en suite bathroom. There are three additional bedrooms and a family bathroom.

### OUTSIDE

Externally, the rear garden is mainly lawned with an array of mature shrubs and trees and various seating areas. To the front of the house is a driveway with parking for several cars and a double garage.

A particular feature of the property is an acre paddock on the opposite side of the lane. This parcel of land is well located between the cricket pitch and the church, with lovely views and a quintessential village outlook. The field is mainly pasture and is bordered by hedges and trees on all sides.

## FABULOUS FAMILY HOME WITH A 1 ACRE Paddock LOCATED IN THE HEART OF THE VILLAGE





## LOCATION

The picturesque village of Hurstbourne Priors is in an Area of Outstanding Natural Beauty. The village has an abundance of period properties. Local amenities include 2 public houses in St Mary Bourne and Longparish, equestrian centre, the historic churches and village cricket green/recreation grounds. There is a post office/shop in St. Mary Bourne, whilst Whitchurch, about 2 miles distant, offers a good range of local amenities and a direct rail service to London (65 minutes). More comprehensive facilities can be found in the towns of Newbury, Andover, Basingstoke and Winchester. The catchment is the outstanding village primary school Longparish with excellent schools at St Mary Bourne Primary and Whitchurch nearby. The secondary school within easy reach is Testbourne Community School, Whitchurch which is OFSTED outstanding. The area is renowned for its sports, especially fishing on the River Test and the River Bourne.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage. Oil fired central heating. 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

**Viewings:** Strictly by appointment with Carter Jonas, 01962 842742.



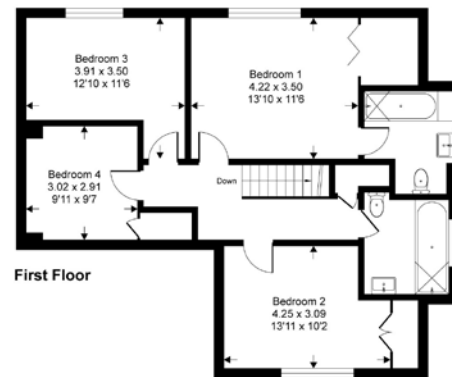
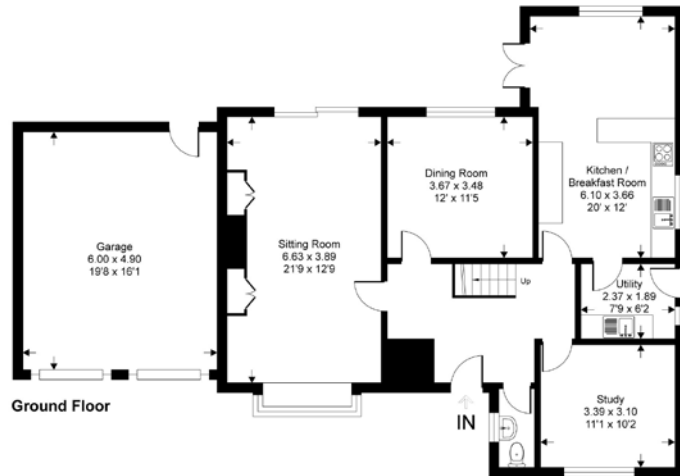


## Hurstbourne Priors, RG28

Approximate Gross Internal Area = 170 sq m / 1830 sq ft

Approximate Garage Internal Area = 29.3 sq m / 316 sq ft

Approximate Total Internal Area = 199.3 sq m / 2146 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

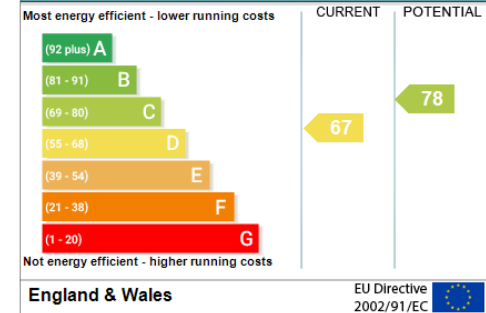
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RRN: 0624-3048-3204-2225-7200

### Energy Rating



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