



## **OLD FARM HOUSE**

Cottonworth, Stockbridge, SP11 7JX

**Carter Jonas**

## OLD FARM HOUSE, COTTONWORTH, HAMPSHIRE, SP11 7JX

- 4 Bedrooms
- Kitchen / Breakfast Room
- 3 Reception Rooms
- Study
- Boot Room
- Outbuilding
- Garden
- EPC rating E

### DESCRIPTION

This delightful 4 bedroom property is situated in the hamlet of Cottonworth just outside Stockbridge. The house has a pleasing sunny aspect with a good sized garden which includes a useful granary in the grounds. The accommodation is as shown on the floor plan and includes a traditional farm house style kitchen with dining room beyond. The sitting room benefits from beautiful views over the garden and there is a study, useful utility room with toilet and basin, additional shower room and a potential 5th bedroom. Upstairs there are 4 bedrooms including a large ensuite shower room and one family bathroom.

### OUTSIDE

The garden is mostly laid to lawn and surrounds the property on three sides. The granary makes a useful extra room which may need some renovation. There is plenty of parking some of which is behind a 5 bar gate.

## A BEAUTIFUL GRADE II LISTED FARM HOUSE SITUATED IN THE CHARMING HAMLET OF COTTONWORTH JUST OUTSIDE STOCKBRIDGE



## LOCATION

Superbly situated in attractive and sought after Fullerton. The Mayfly pub, The Peat Spade and Longstock Farm shop are all within a short drive and there are some beautiful walks through the stunning Test Valley. The famous Stockbridge High Street is approximately 3½ miles away and provides an excellent range of amenities including primary and senior schools, shops and a doctors surgery. It is renowned as a food centre and has several well known pubs, restaurants and cafes. The Test Valley itself is famous for its world class chalk stream trout fishing. The historic Cathedral cities of Winchester and Salisbury with their extensive recreational facilities, restaurants and cultural venues are both within easy reach. Local schools include Farleigh Prep School, Wherwell Primary School, Clatford Church of England Primary School and Danebury School.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Oil fired central heating, mains electricity and water supply and private drainage

**Broadband:** Fibre to the Premises (FTTP). For internet and mobile services check Ofcom's website

**Local Authority:** Test Valley Borough Council

**Council Tax Band:** G

**Viewing:** Strictly by appointment through the selling agents: Carter Jonas 01962 842742



## Old Farm House, Cottonworth, Andover, SP11 7JX

Approximate Gross Internal Area = 223.6 sq m / 2407 sq ft  
 Approximate Outbuilding Internal Area = 21.5 sq m / 232 sq ft  
 Approximate Total Internal Area = 245.1 sq m / 2639 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.  
 Produced for Carter Jonas

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 87        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 40                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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### IMPORTANT INFORMATION

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