



# 1 Old Manor Farm

Stoke, Andover, Hampshire



## A spacious four bedroom chalet bungalow in a popular village location with wonderful views

Stylish accommodation with high-quality contemporary fittings across two floors. Surrounded by the rolling North Wessex Downs, the property has undergone recent renovations to include extended living space and two beautifully appointed first-floor bedrooms.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**1 - 2 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**RURAL/  
VILLAGE**



**2,305 SQ FT**



**GUIDE PRICE  
£895,000**



### The property

1 Old Manor Farm is a comfortable, detached village house with elevated views across the Bourne Valley. The property has been extensively renovated and extended by the current owners offering well-appointed, flexible living space and now provides four bedrooms and two good-sized reception rooms. The property is situated in a conservation area.

At the heart of the house is an open-plan kitchen/dining room, with a generous seating area and French doors opening onto the south-facing rear garden. The kitchen is fitted with contemporary units, a central island and integrated appliances. There is also a large, well-proportioned sitting room with a woodburning stove and French doors to the garden. Both the kitchen/dining room and sitting room have smart wooden floors, and the welcoming entrance hall has attractive tiled flooring. Off the entrance hall, there is a large utility room providing plenty of space for home appliances and storage, as well as a cloakroom and boot room. There are two double bedrooms on the ground floor, as well as a spacious shower room.

Upstairs, the landing area is ideal as a study space and leads to two further double bedrooms. The principal bedroom has a dressing area, WC, washbasin and elegant roll-top bath, and the second upstairs bedroom also benefits from a WC and washbasin.

### Outside

At the front of the property, the driveway provides parking space for several vehicles, and the detached garage offers further parking and workshop or storage space. There is a delightful south-facing garden with a large area of lawn surrounded by pretty flower borders and shrubs, and to the side a beautiful brick and flint wall creates a particularly sheltered area which is home to productive grape vines, amongst other plants. A wide paved terrace runs along the back of the house, ideal for al fresco dining and enjoying the view of the countryside and fields beyond, towards the Test Valley Way which offers wonderful walking opportunities. There is also a further gravelled area with arbour seating, as well as a greenhouse and useful storage shed.





## Location

1 Old Manor Farm is situated in the small rural village of Stoke, surrounded by stunning rolling countryside in an Area of Outstanding Natural Beauty, and just a short distance from both St Mary Bourne and Hurstbourne Tarrant. There is a thriving local community, with excellent local amenities in St Mary Bourne including a fantastic village shop and cafe, popular pub, doctors' surgery, primary school, playground and playing fields. There is also a primary school in Hurstbourne Tarrant, rated as Outstanding by Ofsted.

The property is very conveniently located with easy access to the larger towns of Whitchurch, Andover and Newbury. Andover town centre is within seven miles and offers a variety of shops and supermarkets, as well as cafés, restaurants and leisure facilities. Rail links to central London are excellent, with services from Whitchurch or Andover into London Waterloo, and from Newbury into London Paddington. There is a wide choice of schools available in Andover and the surrounding area.



## Distances

- Hurstbourne Tarrant 1.5 miles
- St Mary Bourne 1.5 miles
- Whitchurch 5 miles
- Andover 7 miles
- Newbury 11 miles
- A303 7 miles
- M4 (Jct 13) 15 miles
- Heathrow Airport 56 miles

## Nearby Stations

- Whitchurch (London Waterloo 59 mins)
- Andover (London Waterloo 61 mins)
- Newbury (London Paddington 40 mins)

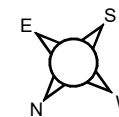
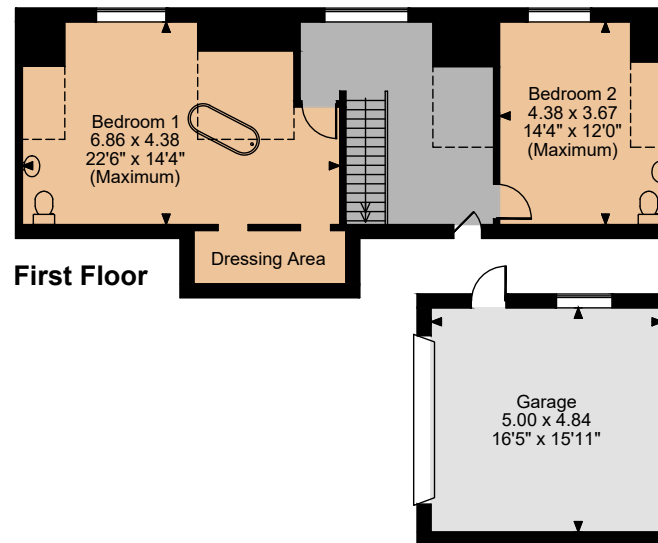
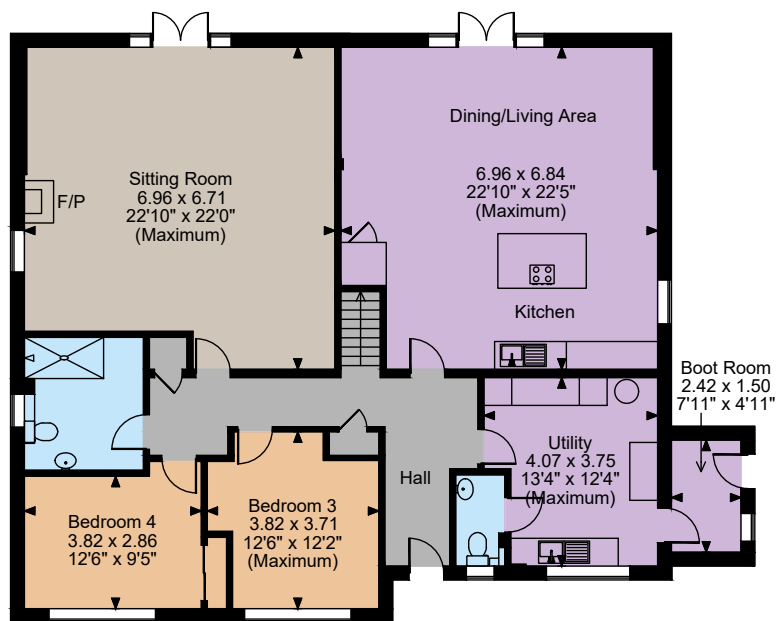
## Key Locations

- Village Shop and Cafe in St Mary Bourne
- Ofsted Outstanding Rated Primary School
- Nearby Doctors' Surgery
- Walking on the Ridgeway Trail

## Nearby Schools

- Hurstbourne Tarrant Primary School
- St Mary Bourne Primary School
- Farleigh
- Thorngrove
- Horris Hill
- St Gabriel's School
- Downe House
- Bradfield College





## Floorplans

House internal area 2,305 sq ft (214 sq m)  
Garage internal area 260 sq ft (24 sq m)  
Total internal area 2,565 sq ft (238 sq m)  
For identification purposes only.

## Directions

SP11 ONP

what3words ///trader.dose.dugouts

## General

**Local Authority:** Basingstoke and Deane Borough Council

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

**Council Tax:** Band F

**EPC Rating:** C

**Mobile coverage/broadband:**

Information can be found here:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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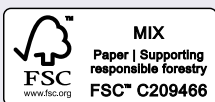
## Newbury

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