



Martindale, The Dene, Hurstbourne Tarrant, Andover,  
Hampshire

For the finer things in property.



# Martindale The Dene, Hurstbourne Tarrant, Andover, Hampshire SP11 0AG

A considerable extended family home with a mature garden and garaging in a desirable village.

Andover Station 6 miles (London Waterloo 71 mins), Whitchurch 7 miles, Newbury 11 miles, M4 (J13) 15 miles, M3 (J9) 21 miles, London Heathrow Airport 55 miles

Entrance hall | Sitting room | 2 Family rooms  
Dining room | Music room | Kitchen | Utility  
Cloakroom | Principal bedroom with en suite  
bathroom | 4 Further bedrooms | Family  
bathroom | Shower room | Garden | 2 Garages  
EPC rating E

## The property

Martindale offers an exciting opportunity to purchase a considerable detached family home within a popular residential setting in the heart of a thriving village. The property offers over 2,700 ft. of light-filled and flexible accommodation arranged over two floors, with plenty of potential for cosmetic updating and value adding.

The brick-built property opens to a bright entrance hall with a stairway, cloakroom and utility. The ground floor is home to five versatile reception rooms, with a family room opening into the 20 ft. sitting room, with its feature fireplace, multiple aspects and wide glazed doors to the south-facing terrace. Further is an additional family room with dual aspects, a fireplace and a wall-to-wall window panel affording a wealth of natural light and views

to the patio. There is also a front-facing music room/study and a 22 ft. formal dining room opening out onto the kitchen. The kitchen itself features a range of attractive wall and base cabinetry and worksurfaces, with ample space for informal dining.

The roomy first-floor landing opens to five well-proportioned bedrooms, a separate modern family bathroom and shower room. The 23 ft. principal suite also benefits from an array of fitted wardrobes and a contemporary en suite bathroom.

## Outside

The property sits within a prime residential plot with a great degree of privacy, surrounded by towering tree lines and approached via a generous tarmac driveway flowing up and around to two single attached garages. Lush climbers adorn the façade, with neat lawn and shrubs wrapping around to the rear garden, with its desirable south-westerly aspect. The neat lawn is bordered by a plethora of well-stocked beds and herbaceous planting, with a paved terrace beside the home and a decked adjacent veranda offering the ideal spaces for dining al fresco.

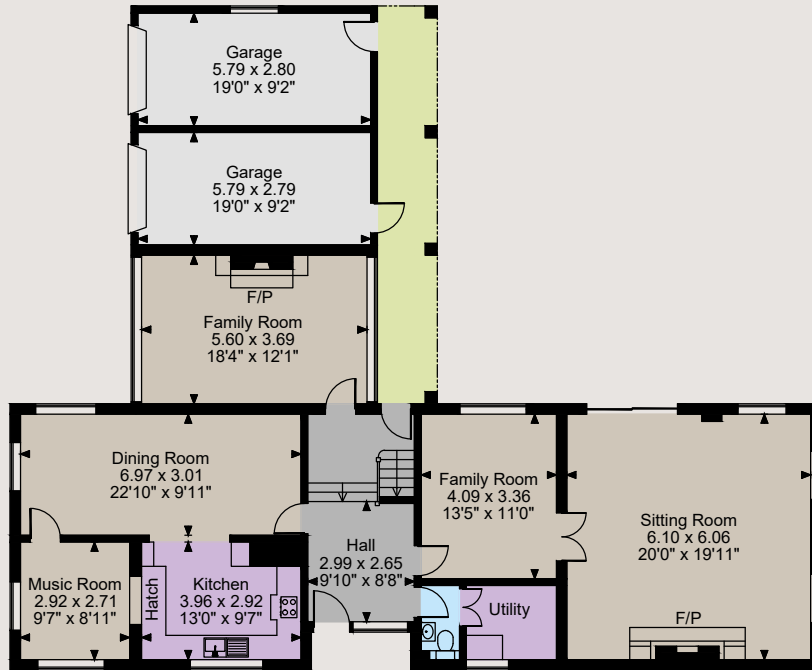
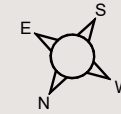
## Location

The charming village of Hurstbourne Tarrant is surrounded by the North Wessex Downs AONB and offers a range of everyday amenities, including an Ofsted Outstanding primary school, a store, popular public house, hotel and restaurant, a tearoom, playing fields and more. The market town of Andover is around 6 miles distant and provides an even more comprehensive range of shopping, educational and leisure facilities, along with a mainline railway station with frequent London links. The A303, M3 and M4 offer convenient access to the West Country and London, with Newbury and the cathedral cities of Salisbury and Winchester also within easy reach.

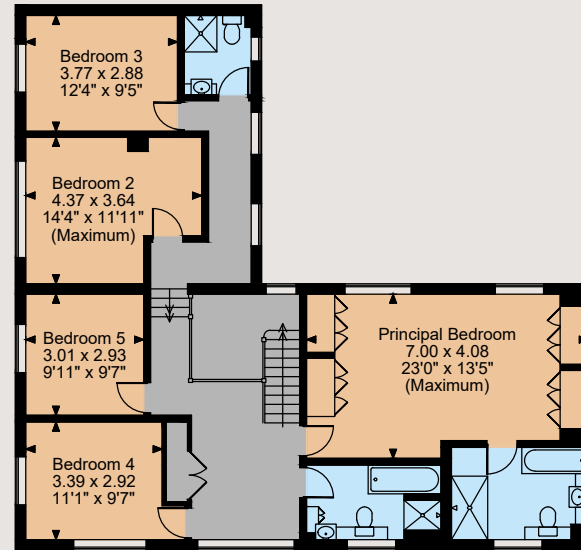




Floorplans  
 House internal area 2,768 sq ft (257 sq m)  
 Garage internal area 358 sq ft (33 sq m)  
 Total internal area 3,126 sq ft (290 sq m)  
 For identification purposes only.



Ground Floor



First Floor

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

From Andover head north, following road signs for the A343 for just under 4 miles, where the property will be on the left.

## General

**Local Authority:** Test Valley Council  
**Services:** Mains electricity, water and drainage. Oil-fired central heating.  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £750,000

## Newbury

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