



**April Cottage, Cow Lane, Kimpton,
Andover, Hampshire SP11 8NY**

A beautiful period four bedroom detached cottage in a picturesque village with gardens and a garage

Location

The pretty village of Kimpton lies 5.5 miles west of Andover, and approximately 20 miles from Hungerford to the north, Newbury and Salisbury to the south west. Kimpton has a church, public house and a local primary school. Nearby Thruxton has the Rosebourne garden centre with its wonderful food hall which attracts customers from miles around. More comprehensive facilities can be found in the nearby town of Andover or Ludgershall with more extensive shopping in Marlborough or the Cathedral Cities of Winchester and Salisbury.

There are excellent road connections to the M3 via the A303 and the A342. Stations at Andover and Grateley provide regular services to London Waterloo (journey time 65 minutes.)

The area is renowned for its excellent schools including Norman Court, Farleigh, Horris Hill, Pilgrims, Winchester College, St Swithun's, Downe House, St Mary's Calne and Marlborough College.

April Cottage lies on a quiet lane which stops at a bridleway, in turn leading onto Kimpton Down leading to the Plain.

Description

This attractive period cottage is of rendered elevations under a thatched roof and arranged over two storeys. The accommodation offers generous reception rooms with many period features such as beams and an inglenook fireplace. The property is mostly double glazed and is presented with both carpeting and exposed floor boards, stripped wooden doors and architraves. Upstairs is accessed from two separate staircases, which could suit the independent teenager. There are four bedrooms, one with an ensuite bathroom, and a family bathroom.

There are two **Entrance Porches**, one leading to the **Kitchen/Breakfast Room** with a tiled floor, wall and floor units under wood work surfaces with a Belfast sink. There is an electric Range style Beko oven and hob and space and plumbing for a

dishwasher and a fridge. There is a spacious area to the side for a dining table and a glazed door leads to the patio to the rear. Stairs to the first floor. **Sitting Room**, carpeted with beamed ceiling and an inglenook fireplace with a cast iron multi-fuel burner and stairs to the first floor and door to the porch. **Dining Room**, carpeted with beamed ceiling and leading to the **Rear Lobby, Utility Room**, and ground floor **Bathroom**.

Reached via two separate staircases there is on one side a **Family Bathroom and two Double Bedrooms** and on the other a further two **Double Bedrooms**.

Outside

The property is approached through wooden gates leading to a gravelled parking area. To one side is the detached single garage. A picket fence and gate leads to the lawns stretching round the house and having many well established borders with mature fruit trees. To one side is a summerhouse with pergola and a raised vegetable bed whilst to

the rear and side is an ornamental pond, a terrace and a utility area with the oil tank and access to the lane.

Tenure Freehold

Epc E54

Services Mains water, electricity and drainage, oil fired central heating

Local Authority

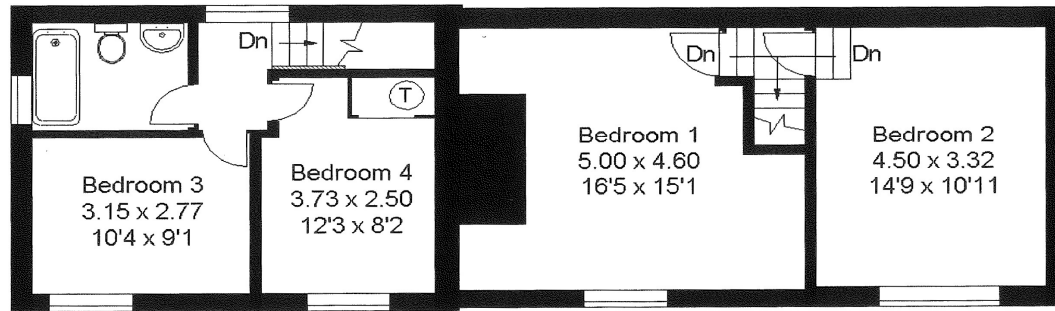
Test Valley Borough Council Beech Hurst, Weyhill Rd, Andover, Hampshire SP10 3AJ Tel 01264 368000 www.testvalley.gov.uk

Directions

From the A303 turn on to the A342, following for Marlborough/Devizes. After Weyhill fork left on the A342 and then turn left signposted Kimpton, continue through the village and Cow Lane will be on your left and April Cottage found on the left hand side.



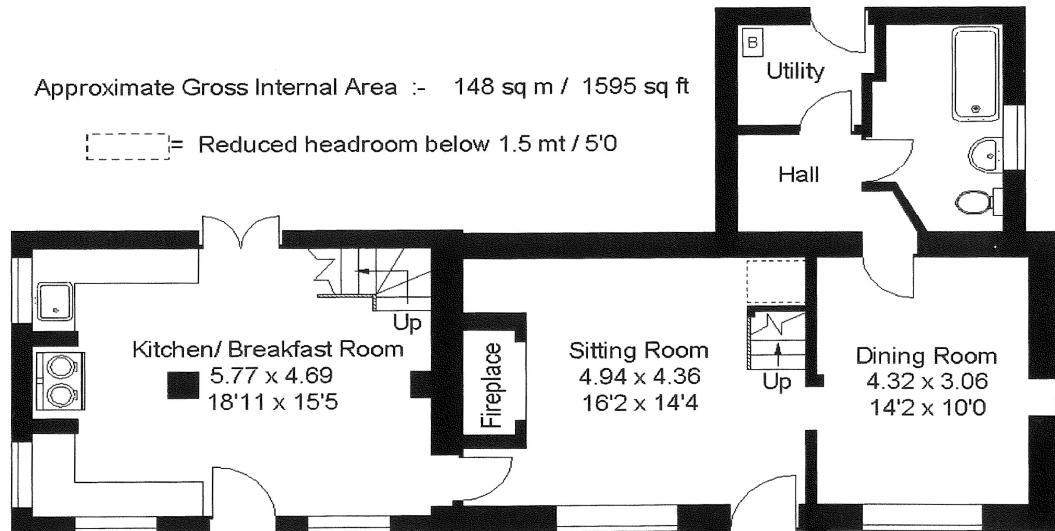
April Cottage, Kimpton, Nr Andover



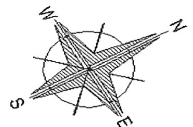
First Floor

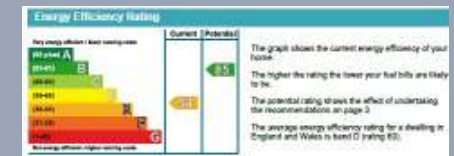
Approximate Gross Internal Area :- 148 sq m / 1595 sq ft

= Reduced headroom below 1.5 mt / 5'0



Ground Floor





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