



Light and spacious individual property

Rathlin, Tangle, Hampshire

Freehold



Hall • Sitting room • Conservatory • TV room • Dining room • 4 bedrooms • 3 bathrooms (2 en-suite) • Cloakroom • Kitchen/breakfast room • Utility • Double garage • Garden office/outbuilding • In all approximately 0.5 acres

Andover 5 miles (London Waterloo from 72 minutes), Hungerford 12 miles, Whitchurch 12 miles (London Waterloo from 61 minutes), Newbury 15 miles (London Paddington from 51 minutes)

Situation

Rathlin is situated on the edge of the very popular and peaceful village of Tangley, renowned for its rolling countryside with excellent walks and rides. The village has two public houses and a church. Nearby Hatherden has an excellent primary school. Being in the triangle between Andover, Hungerford and Newbury it is within easy reach of a comprehensive range of shops and other facilities as well as mainline railway stations serving London Waterloo and Paddington. The A34 and A303 are only 6 miles away and provide excellent access to London, the West Country and the North. Heathrow airport is 58 miles via the M4 and the local airport at Southampton is only 35 miles via the M3.

There is a good range of both state and private schooling in the area including Farleigh and Cheam prep schools and Marlborough and Radley public schools.

Description

Rathlin is a light, spacious and versatile home which provides excellent versatile living space.

The reception rooms offer high ceilinged entertaining spaces in the dining room and sitting room, while there are also lovely informal spaces in the TV room and conservatory. The heart of the house is the kitchen breakfast room, offering a range cooker and a wood burning stove.

To the far end of the house, the master bedroom forms a suite with steps down to a generous bathroom while there is a lovely guest bedroom with en-suite. The remaining two bedrooms are served by a family bathroom.

The TV room was formerly a fifth bedroom and could be returned to this use, offering its own separate front door.

Outside, the property is approached through electric gate up a long gravel driveway to a parking and turning area. The gardens have been landscaped by the current owners and extend to half an acre, they incorporate substantial lawns and mature well stocked beds. A terrace wraps around the back of the house with access from the conservatory and provides a peaceful and secluded area in which to relax. Steps from the terrace lead past the double garage up to the garden office which has mains electricity and broadband.





Tenure
Freehold

Services
Mains water and electricity. Oil fired central heating. Private drainage.

Local Authority
Test Valley Borough Council,
Tel: 01264 368000.

Postcode
SP11 ORU

Directions
From Newbury take the A343 Andover Road through Hurstbourne Tarrant, following the road half mile up the hill and out of the village, turning right signposted The Chutes & Tangle. Go straight over the cross roads and follow the road until bearing left towards The Fox Inn. On reaching The Fox, turn right and Rathlin will shortly be found behind wooden electric gates on the left.

From Andover head north through the village of Hatherden to Tangle. When you reach The Fox Inn, keep left and Rathlin will be seen on the left hand side marked by our sale board.

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.

Rathlin, Tangle, Hampshire
Approximate Area 270.1 sq m / 2907 sq ft
Garage 27 sq m / 291 sq ft
Outbuilding 14.6 sq m / 157 sq ft
Total 311.7 sq m / 3355 sq ft
Including Limited Use Area (3.3 sq m / 35 sq ft)

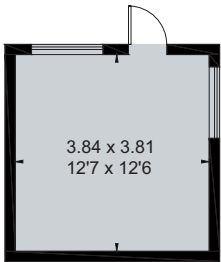
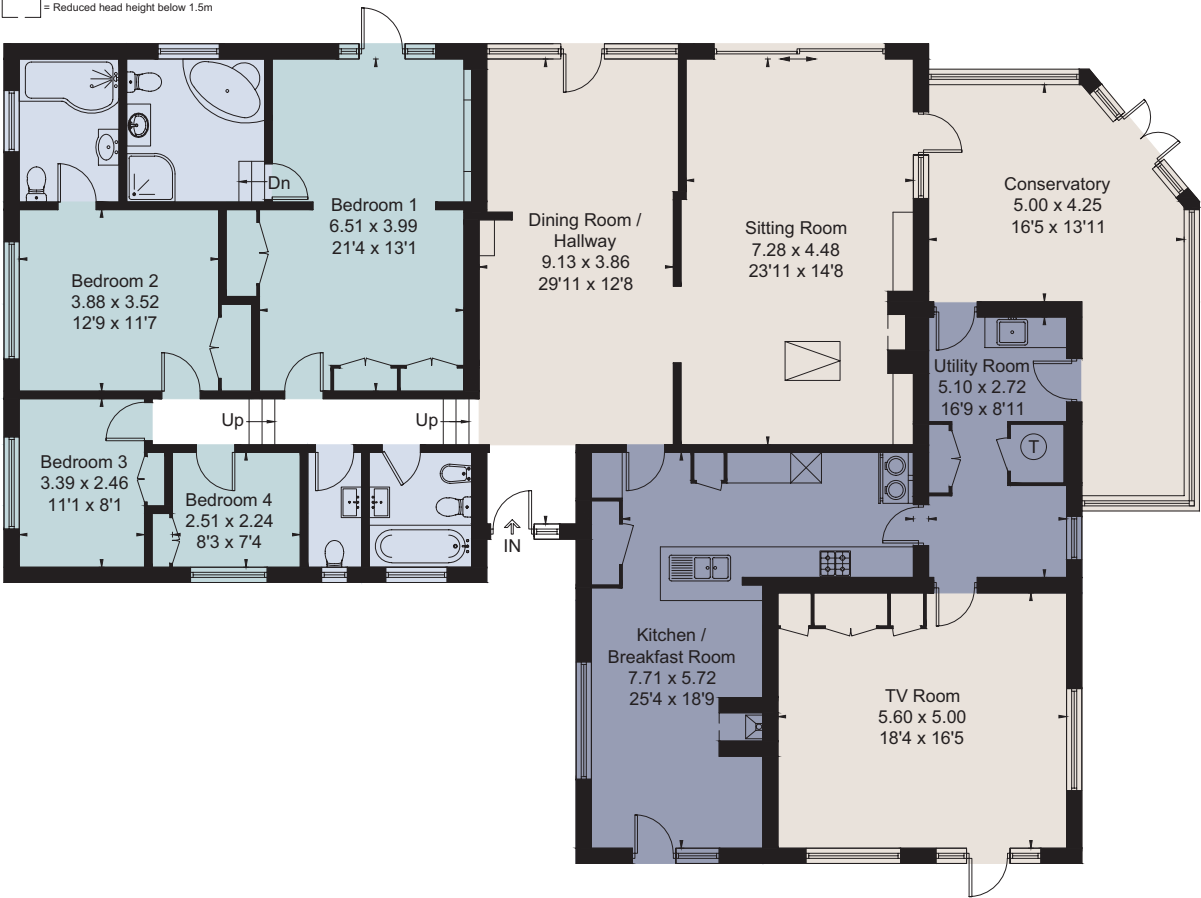


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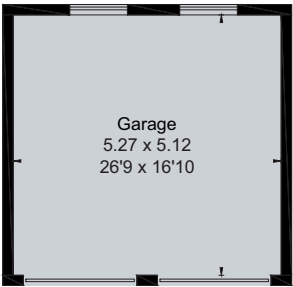
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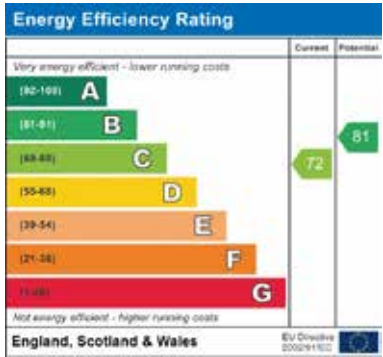
☐ = Reduced head height below 1.5m



Outbuilding/Home Office
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



For identification only. Not to scale. © 191101ML

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