



A CHARACTER BRICK AND FLINT BARN CONVERSION WITH ATTRACTIVE PERIOD FEATURES

5 JAMAICA FARM, ST MARY BOURNE, ANDOVER, HAMPSHIRE SP11 6DS



A CHARACTER BRICK AND FLINT BARN CONVERSION WITH ATTRACTIVE PERIOD FEATURES SURROUNDED BY GLORIOUS OPEN COUNTRYSIDE

5 JAMAICA FARM, ST MARY BOURNE,
ANDOVER, HAMPSHIRE SP11 6DS

Reception hall • Sitting room • Kitchen/dining/living room •
Cloakroom • 3 bedrooms • Walled garden • Open bay parking
• Option to extend subject to planning permission • EPC = D

Situation

Jamaica Farm lies in unspoilt open countryside on the eastern side of the Bourne Valley and just to the north of the Test Valley village of St Mary Bourne. St Mary Bourne has a shop/post office, a dispensing surgery, church, primary school, village hall, recreation ground and public house. Some two miles distance away, Whitchurch has a wider range of shopping facilities and a mainline station to London Waterloo. The A303 to the south provides fast access to London and the West Country and within easy driving distance of the larger towns and cities of Andover, Newbury and Winchester.

Description

Surrounded by glorious countryside in the Bourne Valley, Jamaica Farm is a small courtyard development of eight period properties offering character accommodation of the highest quality. Number 5 Jamaica Farm is a single storey property offering flexible accommodation with attractive period and character features. The property is approached through a reception hall with cloakroom and double doors from this lead through to a sitting room with double doors out to the garden. A feature of the property is its large open plan kitchen/dining/living room measuring 35ft x 13ft, the room has a vaulted ceiling which is a feature of the accommodation throughout the house. The kitchen area is well-fitted with a range of bespoke units with worksurfaces over and integrated appliances. This in turn opens up into a dining area with stripped wood flooring which runs through into the sitting area with its woodburner and double doors leading out to the terrace and garden. There are three bedrooms, one of which has double doors leading to the garden.



Outside

The property has a beautiful brick and flint walled garden with a south-westerly aspect and beautiful views over adjoining countryside. A terrace runs along the south-eastern side of the house providing entertaining and dining areas. The property has a covered parking bay within a barn which incorporates a garden store with parking in front and a further visitor parking area.

Accommodation

See floor plans.

Tenure

Freehold.

Services

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

Outgoings

Council Tax – Band F

Post Code SP11 6DS

Local Authority

Basingstoke and Deane Borough Council

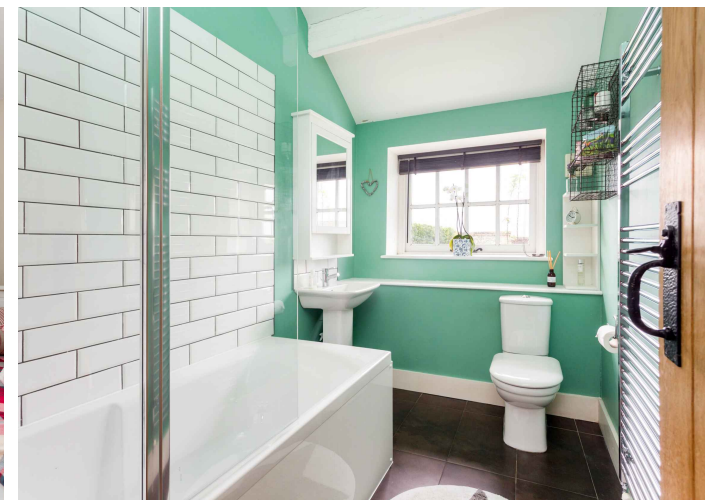
Note: Planning permission was granted for a side extension which expired in April 2018. See Planning reference BD15/00514/HSE

Energy Performance

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

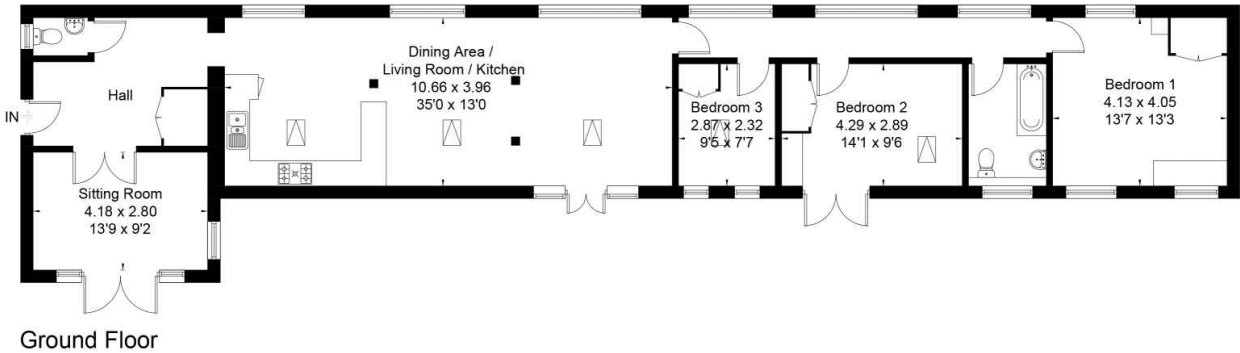
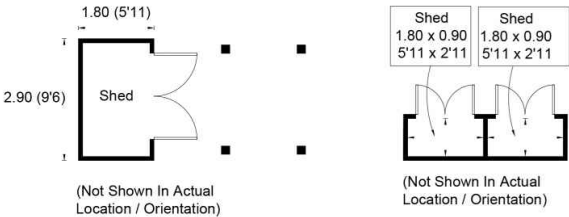
Viewing

Strictly by appointment with Savills.



FLOOR PLANS

Approximate Area = 122.8 sq m / 1322 sq ft (Excluding Sheds)
Including Limited Use Area (0.5 sq m / 5 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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