

Bourne

ESTATE AGENTS



Herriard, Hampshire

£350,000

Herriard, Hampshire

Being offered with no onward chain is this incredibly charming end of terrace period cottage believed to date back to 1775 in an idyllic semi-rural position. The property has panoramic views over neighbouring fields and can be found in the sought after village of Herriard.

Enter the property via a stable door into the porch, from here there is a further door into the 18' living room with a front aspect bay window and an open fireplace. Beyond this there is a dining area with rear aspect double glazed doors providing access onto the garden. The kitchen sits to the rear of the downstairs and has a range of wall and base units with surfaces over, space for appliances and a rear aspect double glazed window.

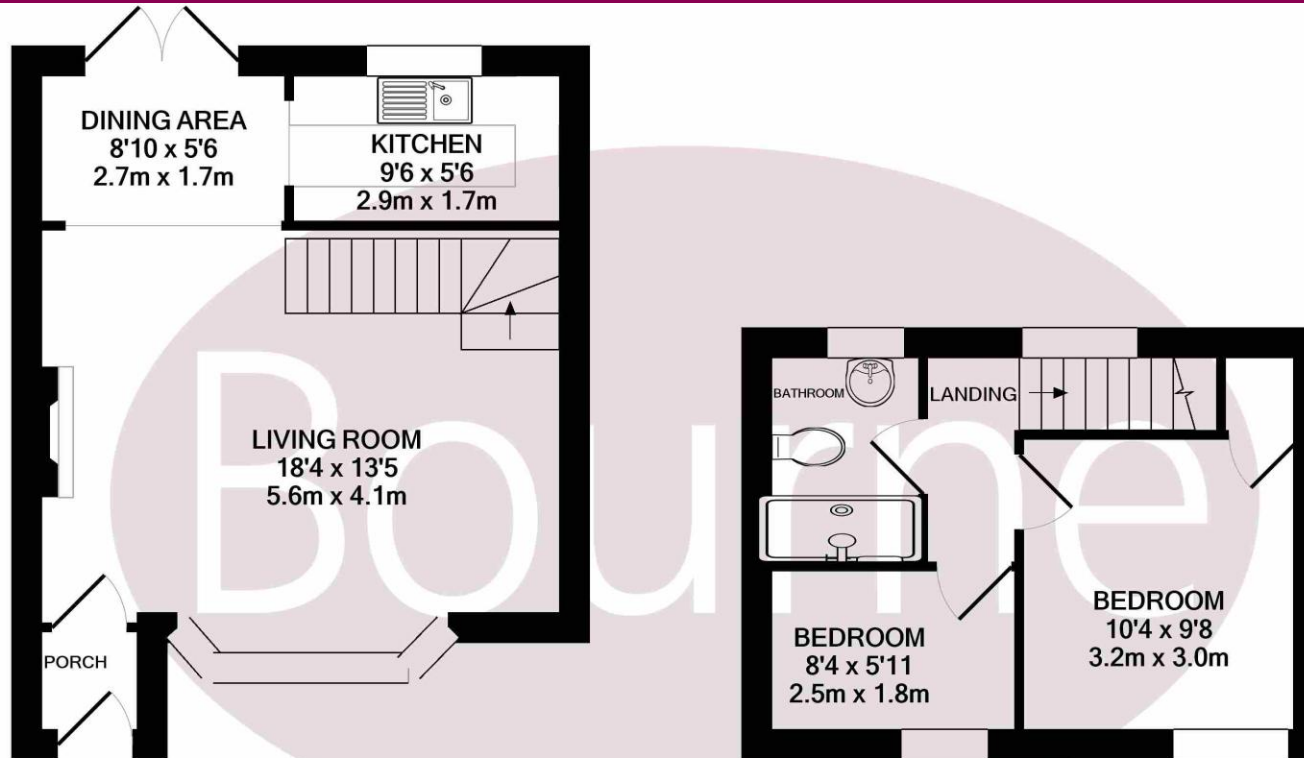
Upstairs there are two bedrooms, the main bedroom enjoys a front aspect view over fields and has a cupboard with an immersion tank and access to the loft. The second bedroom also enjoys front aspect views. Completing the upstairs is the shower room which has a double shower unit, WC and wash hand basin.

To the rear there is a courtyard style garden which has fence boundaries and a shed, there is also side access. To the front there is driveway parking. Additionally, the property has recently had custom-built energy efficient heating installed and the area is able to achieve super fast broadband connectivity.

- Period Cottage
- Formerly The Old Post Office
- Living/Dining Room
- Open Fireplace
- Modern Kitchen
- Modern Shower Room
- Pleasant Rear Garden
- Driveway Parking
- Sought After Village Location
- No Onward Chain



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 248 SQ.FT.
(23.0 SQ.M.)

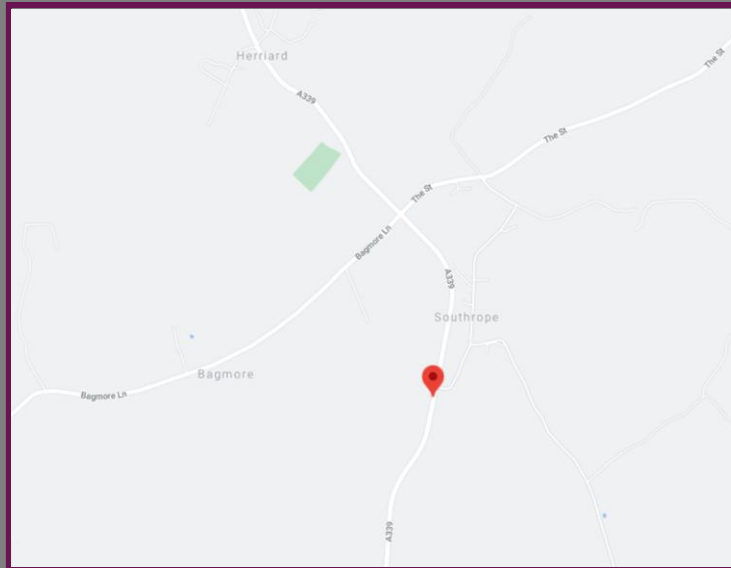
FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location

This delightful property can be found on Back Lane, a village lane location in Herriard. In the immediate area there is the Fur and Feathers public house, additionally, the property offers convenient access to the A339 which serves both Alton and Basingstoke. In both locations, a mainline train station serving London Waterloo can be found.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

Alton Office: 72a High Street, Alton, Hampshire, GU34 1ET

Sales: 01420 541 454 | **Lettings:** 01420 541 454 | **Web:** www.Bourneestateagents.com

Email: alton@bourneestateagents.com | **Lettings:** altonlettings@bourneestateagents.com