



**NIGHTINGALE COTTAGE**

Clanville, Andover, Hampshire, SP11 9HZ

**Carter Jonas**

## NIGHTINGALE COTTAGE, CLANVILLE, ANDOVER, HAMPSHIRE, SP11 9HZ

- Three/four bedrooms • Sitting room • Dining room
- Family room • Conservatory • Garden • Annexe potential
- Newly thatched • Solar panels • Electric car charging
- Andover railway station approx. 3.1 miles away, with frequent direct trains to London Waterloo in around 1 hour 15 minutes

### DESCRIPTION

Nightingale Cottage is a period brick and flint property dating from the 1800s, capped with a traditional thatched roof. The property has been tastefully refurbished whilst retaining many period features. The ground floor includes three reception areas, one of which is a versatile family room with an adjoining W/C, offering potential for use as a fourth bedroom or independent living space. The kitchen/breakfast room sits at the rear of the house and links through to a garden room that opens onto the outside areas. The dining room and sitting room provide excellent living space, alongside an additional conservatory. The first floor provides a principal bedroom benefiting from a well-appointed ensuite with a bath and separate shower. A further two additional double bedrooms and a separate family bathroom. Each of the upstairs rooms has delightful views across the surrounding farmland.

### OUTSIDE

The garden is positioned mainly to the side of the cottage and is arranged with lawned sections, established borders, and areas set aside for planting. Two defined beds create space for growing vegetables, and a terrace behind the house is accessed directly from the kitchen. Parking is available on a gravelled area beside the cottage for three large vehicles, and a paved route leads to the main entrance. A five bar gate at the lower end of the garden provides an additional access point.

**NESTLED IN PICTURESQUE CLANVILLE, THIS BEAUTIFULLY PRESENTED THREE BEDROOM PERIOD HOUSE OFFERS DELIGHTFUL GARDENS AND SWEEPING COUNTRYSIDE VIEWS.**



## LOCATION

Clanville is a rural community lying approximately 6 miles northwest of Andover, within the Parish of Penton Crafton. The village includes a public house and a garage, while the nearby village of Appleshaw, around 2 miles away, offers further local amenities. The wider landscape forms part of an Area of Outstanding Natural Beauty and the North East Wiltshire Conservation Area. Andover serves as the nearest town, offering a full range of facilities along with a mainline railway station with services to London Waterloo in just over an hour. Road links via the A303 and A34 provide straightforward access to London, the West Country, and routes to the North.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains Water, electricity, Oil central heating, Septic tank.

**Local Authority:** Test Valley

**Council Tax:** Band F

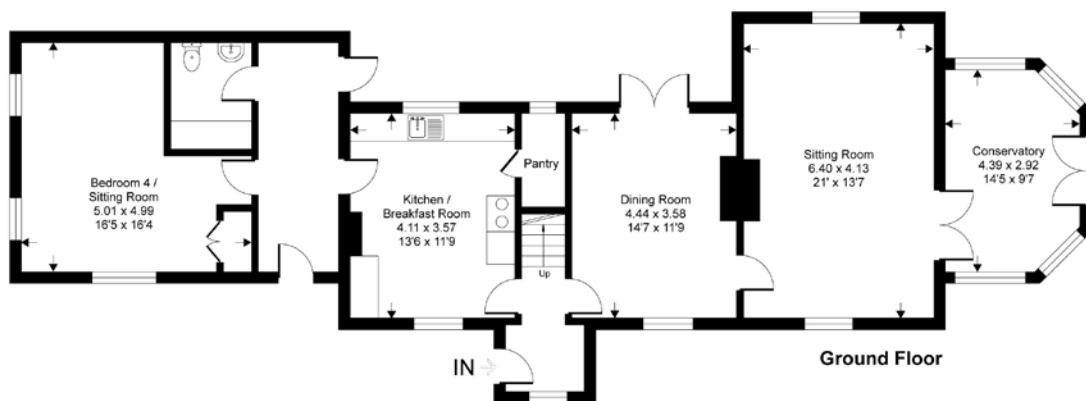
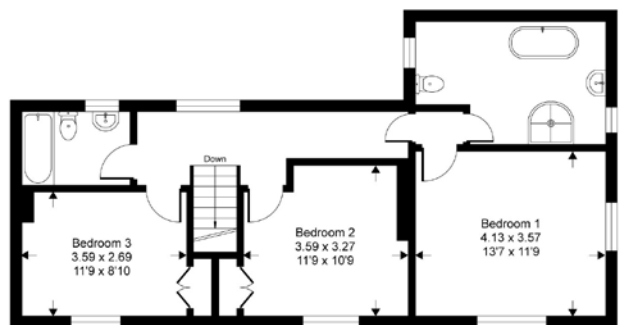
**Broadband:** Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Viewings:** Strictly by appointment with Carter Jonas, 01962 842742



## Nightingale Cottage, SP11

Approximate Gross Internal Area = 179 sq m / 1927 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Produced for Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		

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