



## **WATERCRESS COTTAGE**

3 Hurstbourne Priors, Whitchurch, Hampshire, RG28 7SE

**Carter Jonas**



## **WATERCRESS COTTAGE, 3 HURSTBOURNE PRIORS, WHITCHURCH, HAMPSHIRE, RG28 7SE**

- 5/6 Bedrooms
- 4 Reception rooms
- Dining hall with open fireplace and exposed floorboards
- Family/garden room with French doors opening onto the terrace and garden
- No onward chain
- EPC rating C

### **DESCRIPTION**

Believed to have once comprised four separate cottages, Watercress Cottage is a truly distinctive home full of character and charm. Spanning over 3,000 sq ft, the property offers flexible accommodation ideal for modern family living. The impressive entrance hall, complete with an open fireplace, sets the tone for the rest of the home. Just off the hall is a well-appointed kitchen featuring a gas Rangemaster cooker, double Belfast sink, and a range of fitted units topped with granite work surfaces. A more recent addition, the garden room provides a light-filled and versatile space with beautiful views over the garden. It opens directly onto a generous patio area, —perfect for entertaining. This end of the house also includes a utility cloakroom and access to the integral garage. At the opposite end of the ground floor, you'll find a cosy sitting room with a log burner, along with two further rooms that offer excellent potential for a self-contained annexe, thanks to their own separate entrance.

Upstairs, two staircases lead to five bedrooms, including a walk-through room, and two bathrooms. The layout offers flexibility and could easily be reconfigured to suit a variety of family needs. All rooms enjoy lovely views over fields.

**A UNIQUE AND BEAUTIFULLY PRESENTED HOME OFFERING OVER 3,000 SQ FT OF HIGHLY VERSATILE LIVING SPACE, CREATED FROM THE SUCCESSFUL CONVERSION OF FOUR VICTORIAN FARM COTTAGES DATING BACK TO MID 19TH CENTURY IN THE SOUGHT-AFTER VILLAGE OF HURSTBOURNE PRIORS.**





## OUTSIDE

To the rear there is a landscape gardener designed terraced area perfectly suited to al fresco dining and entertaining. With the garden being professionally landscaped it is a fabulous space and includes a pizza oven, barbeque, double fridge, sink and log store. There is a single garage accessed over the generous gravel drive with plenty of parking.

## LOCATION

Watercress Cottage enjoys a prime position within the Conservation Area of the picturesque village of Hurstbourne Priors, nestled in an Area of Outstanding Natural Beauty. The village is rich in period charm and community spirit, featuring a historic church, a village hall, and a traditional cricket green with a thatched pavilion. Everyday amenities can be found in the nearby villages of Longparish and St. Mary Bourne, both offering a post office and local shop. The market town of Whitchurch, just 2 miles away, provides a wider range of facilities and a direct rail service to London (approximately 61 minutes). The area is renowned for its outdoor pursuits, particularly fly fishing on the River Test and River Bourne. Excellent road links are available via the A34 (2 miles away), providing swift access to the Midlands, South Coast, London (via the M3), and the West Country via the A303.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, gas and drainage. Gas fired central heating.

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

**Local Authority:** Basingstoke and Deane Borough Council

**Council Tax:** Band G

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







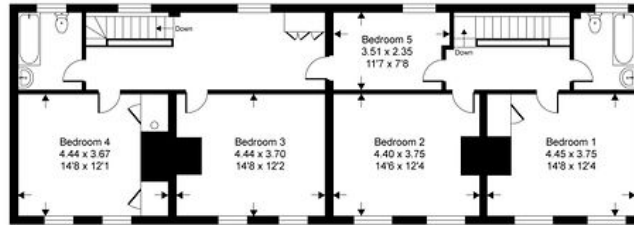


## Watercress Cottage, RG28

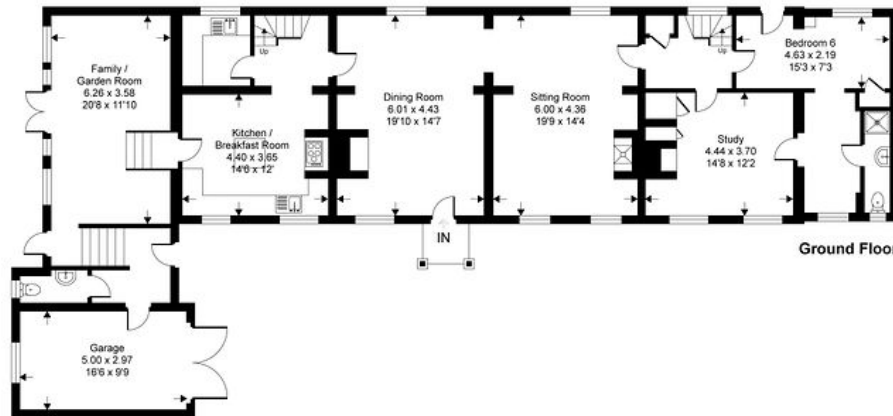
Approximate Gross Internal Area = 279.5 sq m / 3009 sq ft

Approximate Garage Internal Area = 14.8 sq m / 160 sq ft

Approximate Total Internal Area = 294.3 sq m / 3169 sq ft



First Floor



Ground Floor

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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Office 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.