

# HILLIER & WILSON



*Barn Cottage, Esseborne Manor, Hurstborne Tarrant, Andover, SP11 0ER*



## Esseborne Manor Hurstborne Tarrant

A spacious three bedroom cottage located within the grounds of the stunning Esseborne Manor, which dates back to the late 1800's.

The property is in need of a little modernisation, whilst benefits include central heating, uPVC double glazing, 3 acres of communal grounds and off road parking. The ground floor comprises kitchen, a stud wall division which could be knocked through to create a larger kitchen/breakfast room, sitting room and bathroom. Upstairs, there are three bedrooms, one of which has an en-suite shower room. Externally there is South-Westerly facing garden and private patio, access to the communal ground and off road parking.

Esseborne Manor is set amidst the splendour of the North Wessex Down close by Highclere Castle, the setting of the television series "Downton Abbey", in an area designated one of outstanding natural beauty. Being only one hour from London, Southampton & Oxford, and located close to the M3 and M4 motorways Esseborne is a convenient location for visiting local attractions such as Stonehenge or Highclere Castle. NO ONWARD CHAIN







- THREE BEDROOM COTTAGE
  - IN NEED OF A LITTLE MODERNISATION
- SET IN 3 ACRES OF COMMUNAL GROUNDS
- PRIVATE PATIO & GARDEN
- LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY
- "NO ONWARD CHAIN"

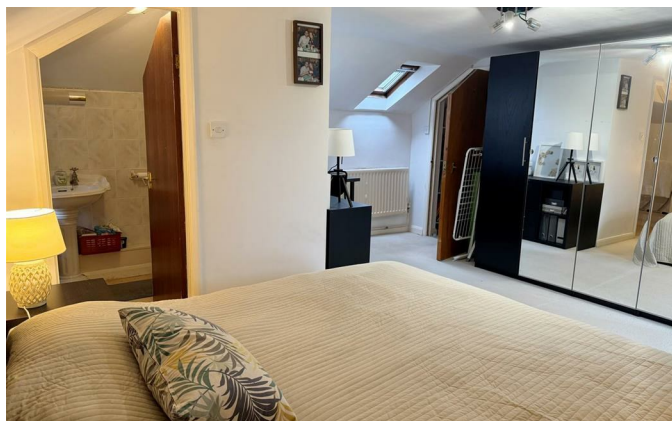
Services:

Mains services are connected (Except gas & Mains Drainage)

EPC: Rating D

Full results can be sent on request

Council Tax: Band D



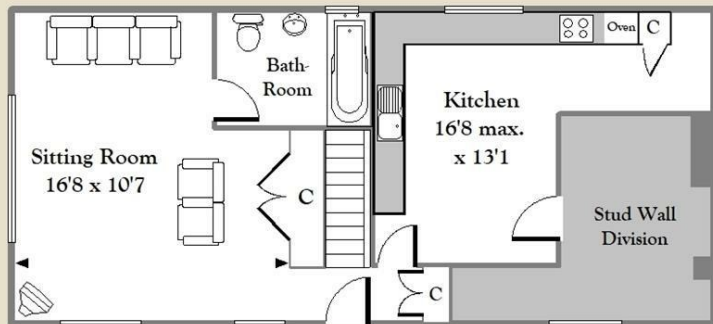
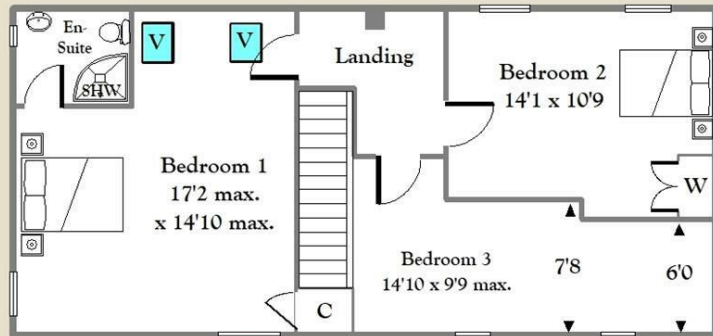




## Barn Cottage Esseborne Manor



APPROX. GROSS INTERNAL  
FLOOR AREA 1230 sq.ft. (114 sq.m)  
For identification only - Not to scale  
Hillier & Wilson LTD.



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.