



**THE DELL,
VERNHAM DEAN**

Carter Jonas

4 THE DELL, VERNHAM DEAN, HAMPSHIRE, SP11 0LF

AMENITIES

- Detached family house
- Sitting room
- Dining room
- Kitchen
- Conservatory
- Four double bedrooms
- Two bathrooms
- Garden with Cabin
- Garage and driveway parking
- Popular village location

SITUATION

Vernham Dean is a popular village with a thriving community. The village has a number of amenities including the well-regarded primary school (Ofsted rated it as a "Good" School in December 2023), Little Fingers Pre-school, public house, village hall and church. It is very well placed for Hungerford, Andover and Newbury. The cathedral cities of Winchester and Salisbury are within easy reach, as is the popular market town of Marlborough. The neighbouring landscape is designated an Area of Outstanding Natural Beauty and is particularly picturesque and offers excellent walking. A number of excellent schools are within easy reach including Farleigh, Thorngrove, Downe House, St Gabriels, Cheam, Horris Hill and Marlborough. Communications are excellent with trains to London Waterloo from Andover (11.5 miles) and Whitchurch (12 miles) taking 70 and 65 minutes respectively. Trains from Hungerford and Newbury to London Paddington take about 60 and 50 minutes respectively. The A303 and A34 are nearby.

DESCRIPTION

Situated in the heart of the award-winning and popular village of Vernham Dean, 4 The Dell is a substantial four bedroom detached family home of brick elevations under a tiled roof and relieved by double glazed windows.

The welcoming entrance hallway sets the tone for this beautifully presented house and has useful storage cupboards and a downstairs cloakroom. The sitting room, centred around an open fire, enjoys generous proportions yet retains a cosy feel and flows seamlessly through to the dining area. From there bi-fold doors lead to the conservatory which offers another reception space with double doors leading to the garden

The modern kitchen is located at the rear and, like much of the property, benefits from great natural light. It is fitted with a good range of floor and wall mounted units and has doors leading both to the utility room and back garden.

The garage has been split in two, creating a particularly handy utility room. There is the potential to fully integrate this space into the house (subject to obtaining the necessary consents) should there be

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE, WITH DELIGHTFUL GARDEN AND CABIN, LOCATED IN THE EVER POPULAR VILLAGE OF VERNHAM DEAN.



the need for another reception room. Upstairs, there are four good sized bedrooms. The principal bedroom looks out over the front of the house and enjoys views over the village and countryside beyond. Three of the bedrooms are served by the main family bathroom whilst the fourth has its own shower room and WC.

OUTSIDE

The Dell is accessed off Back Lane and to the front of the house there are two small areas of garden laid mainly to lawn and generous driveway parking for numerous cars. The double width garage offers additional space for parking and/or excellent storage space, depending on needs. A key feature of this village house is the stunning and beautifully maintained garden, which is mainly laid to lawn with a great array of plants, trees and shrubs. There is a large, decked area accessed off the conservatory which, due to its southerly orientation, provides a delightful spot to enjoy the afternoon sun whilst looking out over the garden. There is also a gravelled area to the rear of property, offering another peaceful and secluded area to enjoy. The owners have built and created a fantastic cabin in the garden with light, power and hard-wired wi-fi. This space can be used in a plethora of ways, be it a home office, kids playroom, entertainment space or gym to just name a few. There is also a greenhouse and wooden storage shed.

GUIDE PRICE: £800,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data



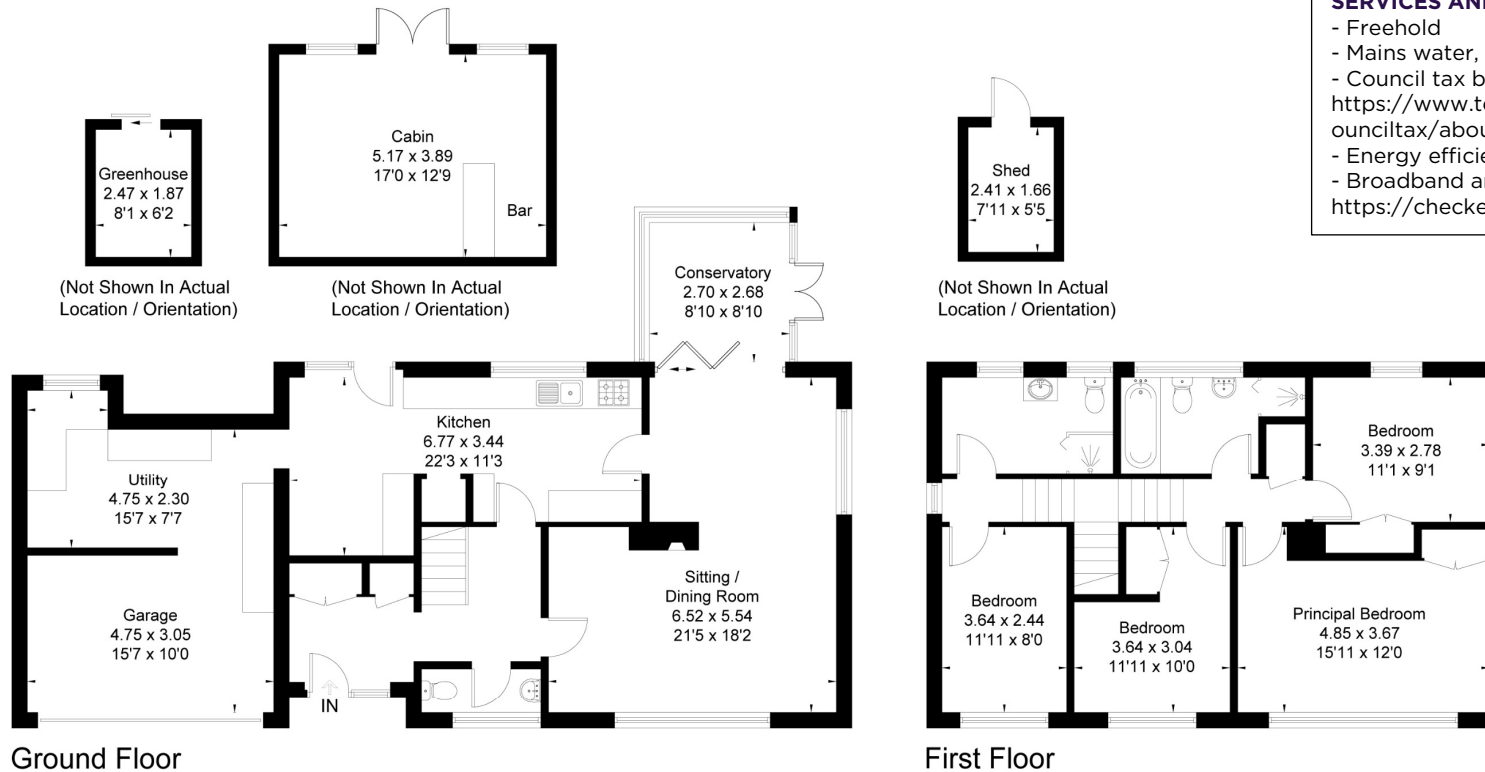
Classification L2 - Business Data

Vernham Dean Andover SP11
 Approximate Area = 1863 sq ft / 173.1 sq m
 Outbuildings = 265 sq ft / 24.6 sq m
 Total = 2128 sq ft / 197.7 sq m



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, private drainage. Oil fired central heating.
- Council tax band: F -
<https://www.testvalley.gov.uk/benefitsandcounciltax/counciltax/about-council-tax/council-tax-charges>
- Energy efficiency rating: Band E
- Broadband and mobile coverage. Please refer to
<https://checker.ofcom.org.uk/>



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66402

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