



Applebrook House, The Dene, Hurstbourne Tarrant

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# Applebrook House

## The Dene, Hurstbourne Tarrant, Andover, Hampshire SP11 0AH

A fantastic detached home in a sought-after and convenient village location

Andover and train station 6 miles (London Waterloo 71 minutes), Whitchurch 7 miles, Newbury 11 miles, M4 (Jct. 13) 15 miles, M3 (Jct. 8) 18 miles, London Heathrow Airport 60 miles, central London 70 miles

Storm porch/verandah | Entrance hall | Sitting room | Dining room | Study | Conservatory  
Kitchen/breakfast room | Utility room  
Cloakroom | Principal bedroom with en suite bathroom | 3 Further bedrooms | Family bathroom | Garden | Double garage  
EPC rating D

### The property

Applebrook House is an attractive double-fronted family home providing almost 1,900 sq. ft. of light-filled flexible accommodation. Configured to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming part-double-height entrance hall with cloakroom and galleried landing and briefly comprises a large sitting room with front aspect bow window, feature fireplace with inset stove and double doors to a generous conservatory with vaulted glazed roof, fully-glazed wall and double doors to the terrace, a rear aspect dining room with parquet flooring, study, spacious kitchen/breakfast room with a range of wall and base units, wooden worktops, modern integrated appliances and utility room. On the first floor, a galleried landing with useful storage gives access to the principal bedroom with built-in storage and fully tiled en suite

bathroom with corner bath, three further well-proportioned bedrooms, all with built-in storage, and family bathroom.

### Outside

The property is approached over a private gravelled driveway providing ample off-street parking and access to double garage. The well-maintained front garden includes areas of lawn bordered by well-stocked flowerbeds. The rear garden is laid mainly to lawn edged by flower and shrub beds and features numerous seating areas, a summer house with paved seating/dining area and a generous wraparound paved terrace, ideal for entertaining and al fresco dining, the whole screened by mature hedging and trees.

### Location

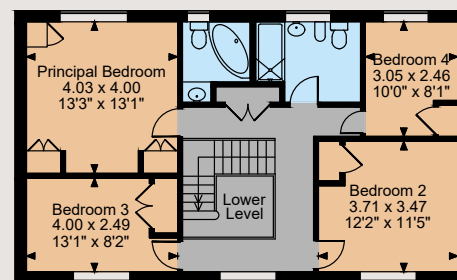
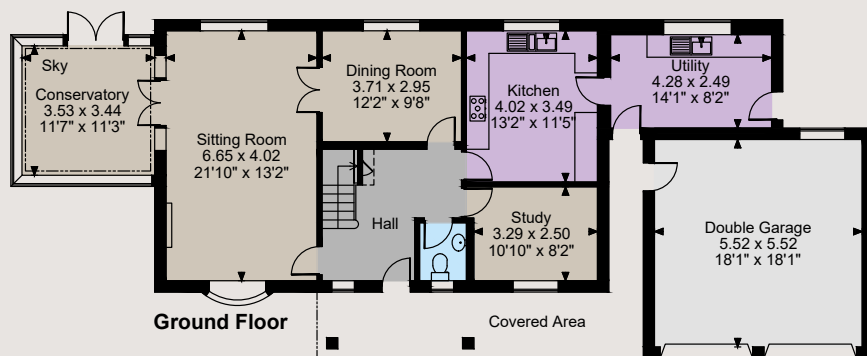
Located just off the A343 in the Test Valley, the small village of Hurstbourne Tarrant has a range of day-to-day amenities including a church, village shop, tearoom, public house with restaurant and popular primary school. The surrounding area of the North Wessex Downs, designated an Area of Outstanding Natural Beauty, provides stunning countryside for outdoor activities. The nearby market town of Andover provides an excellent range of High Street stores, a GP surgery and hospital. Newbury Transportation links are excellent. The village benefits from bus services to Andover and Newbury, Andover station offers regular services into central London in just over an hour. The M4 and M3 motorways along with major A roads give easy access to regional centres including Winchester, Salisbury and the West Country.

The area offers a good selection of state primary and secondary schooling including Hurstbourne Tarrant C of E Primary School in the village (rated Outstanding by Ofsted).





Floorplans  
House internal area 1,858 sq ft (173 sq m)  
Garage internal area 328 sq ft (30sqm)  
Total internal area 2,186 sq ft (203 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

From Strutt & Parker's Newbury office turn left onto The Broadway, at the roundabout continue straight onto Oxford Street then at the roundabout take the 2nd exit onto Oxford Road. After 0.1 mile at the roundabout take the 1st exit onto Western Avenue (A4), after 1.0 mile at the roundabout take the 2nd exit onto A34 slip road, merge onto A34 and follow this road for 3.4 miles. Take the exit towards Highclere/Wash Common, after 0.2 mile at Wash Water Junction take the 3rd exit onto A343 and follow this road for 7.7 miles. Turn right, and Applebrook House can be found on the left.

## General

**Local Authority:** Test Valley Bourough Council  
Tel: 01794 527700

**Services:** Mains electricity, water and drainage  
Oil fired central heating

**Council Tax:** Band G

**Tenure:** Freehold

**Agents Note:** Planning permission under Test Valley Borough Council reference 08/01784/FULLN to extend over the garage to create a new principal bedroom suite. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

**Guide Price:** £895,000

## Newbury

55 Northbrook Street, Newbury RG14 1AN

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