

Pond Cottage, Vernham Dean,
Andover, Hampshire



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A quintessential Grade II listed thatched cottage set in a prime position in the village of Vernham Dean, within the Bourne Valley.

Pond Cottage is an enchanting period home of immense character, featuring exposed timber beams, traditional thatched and tiled rooflines, brick elevations, dark timber cladding and timber-framed windows. Inside, it offers over 2,200 sq ft of sensitively updated and beautifully presented accommodation, retaining a wealth of character features.

The ground floor includes a characterful sitting room with a feature exposed brick fireplace with heavy timber lintel and brick flooring, creating a cosy and welcoming atmosphere. There is also a spacious, light-filled drawing room with French doors opening seamlessly onto the garden. The generous kitchen and breakfast room is well suited to family life, featuring a skylight, terracotta tiled flooring, bespoke cabinetry and an impressive blue Aga set within a brick chimney breast. A well-appointed utility room and shower room provide further practical space.

On the first floor, there are four well-proportioned bedrooms. The principal suite is particularly spacious, with fitted wardrobes and an en suite bathroom featuring a freestanding roll-top bath and elegant wood panelling. One of the additional bedrooms benefits from eaves storage and access to a unique roof terrace, offering elevated views across the village. A contemporary family shower room with a walk-in shower completes the accommodation.

Outside, the property is set within beautifully maintained cottage gardens, with level lawns, brick pathways and mature flint-and-stone walling. The elevations are adorned with established wisteria, while a variety of sheltered seating areas provide ideal spaces for al fresco dining. To the side, a gravel driveway provides off-road parking and leads to a detached garage and a separate bike store.



Location

Vernham Dean offers a vibrant community centred around a well-regarded primary school and The George public house, while the nearby market towns of Andover, Hungerford and Newbury provide a wider range of shopping and leisure facilities. Highly regarded independent schools in the vicinity include Farleigh, Horris Hill, Marlborough College and Winchester College. For commuters, there are fast rail services to London Waterloo from Andover and to London Paddington from Hungerford. Road links are equally convenient, with easy access to the A303 and M4 motorway network, providing routes to London, the West Country and the wider national motorway network.

General

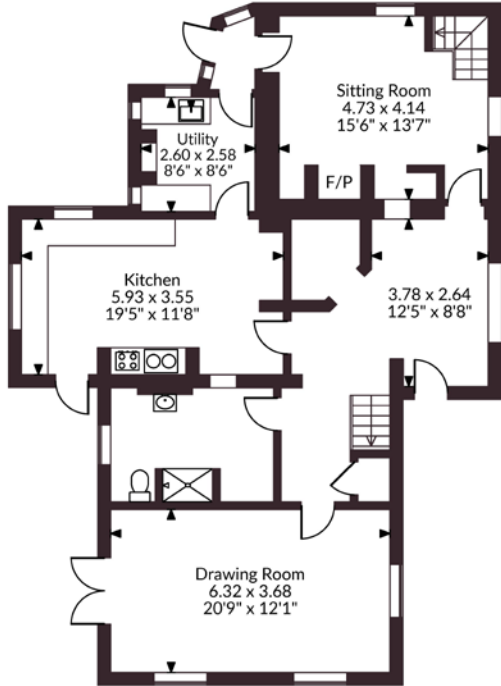
Local Authority: Test Valley Borough Council
Services: Mains services electricity and water. Oil fired central heating. This property has a private drainage system which may not comply with current regulations.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,247 sq ft (209 sq m)
4 bedrooms
3 bathrooms
2 reception rooms
Garage
Freehold | Village location

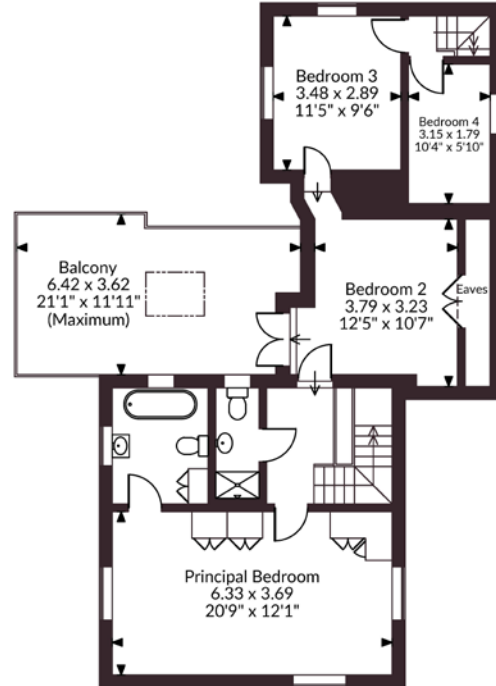
Guide price £795,000



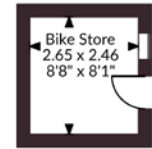
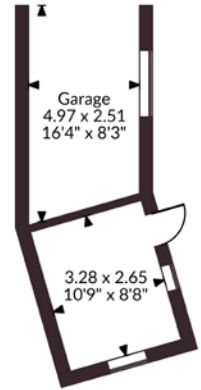
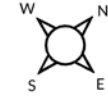
Pond Cottage Vernham Dean, Andover
 Main House internal area 2,000 sq ft (186 sq m)
 Garage internal area 125 sq ft (12 sq m)
 Bike Store & Outbuilding internal area 162 sq ft (15 sq m)
 Balcony external area = 227 sq ft (21 sq m)
 Total internal area 2,287 sq ft (212 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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