



Bladon Cottage
The Dene | Hurstbourne Tarrant | Andover | Hampshire | SP11 0AN

STEP INSIDE

Bladon Cottage

Tucked away in the charming village of Hurstbourne Tarrant, this beautifully presented brick and flint home combines timeless character with the ease of contemporary living. Surrounded by the scenic North Wessex Downs, the property sits in mature, landscaped gardens that provide both privacy and tranquillity. At the front, a gated gravel driveway offers generous parking and leads to a bespoke barn-style outbuilding. This impressive structure includes a double carport, integrated storage and a fully insulated upper-level studio, perfect for use as a home office or, subject to planning, additional accommodation.

Accommodation

Inside, the cottage is filled with charm and natural light. A welcoming entrance lobby opens into a dual-aspect sitting room where a wood-burning stove is nestled within an original inglenook fireplace - an ideal spot for cosy evenings. The open-plan layout flows through to a front-facing dining room, while the rear of the house is home to a well-appointed galley kitchen with wood-effect worktops, decorative tiling and integrated appliances. A separate utility room completes the ground floor.

Upstairs, three well-proportioned bedrooms are served by a stylish, recently upgraded family shower room featuring underfloor heating. The principal bedroom is notably bright thanks to its dual-aspect windows and includes built-in wardrobes. The second bedroom, a comfortable double, enjoys a front outlook and access to the loft, while the third bedroom is a generously sized single with views over the side garden.





SELLER INSIGHT

“ The first time I stepped into Bladon Cottage, I felt it instantly - it was home. Something about the perfect symmetry of the front facade and the quiet charm of the local flint and brick construction gave the house a character that felt both timeless and welcoming. That first impression has stayed with me through nearly three decades of living here, and I've come to know every corner, every season, and every warm memory that has unfolded within its walls.

Inside, the cottage is full of surprises. From the unexpectedly spacious bedrooms to the inglenook fireplace that draws in guests like a magnet, there's a comfort to this place that's hard to describe but impossible to miss. I've always loved the flagstone floors, and the oak-framed garage adds just the right rustic elegance to the setting. The garden out back - mostly lawn - transforms each summer into a play haven for the family kids, complete with a large paddling pool. It's private, peaceful, and full of life.

Over the years, I've made a few updates to keep things fresh and functional. A new bathroom with underfloor heating has made winter mornings something to look forward to, and we've updated much of the fencing and the flat roof in the past five years. During the pandemic, the home office became my daily refuge - a space with its own meter, which helped draw a clean line between work and home life. It made a real difference.

The sense of community in this village is something I never take for granted. I think of my neighbours as friends - we share laughs, look out for each other, and have a few well-loved traditions like seasonal get-togethers. There's always someone willing to lend a hand, whether it's putting the bins out or just having a chat. It's the kind of community that wraps itself around you like a warm coat.

The village itself offers more than you'd expect - an Ofsted-outstanding school, a celebrated village shop, a charming tea room, and country walks that wind right into the Test Valley Way. The church is a hub of village life, and the hall is always buzzing with everything from yoga to table tennis. The British Legion is another gem, offering a real social lifeline for all ages. With a bit of luck, the local pub will reopen soon - another great gathering spot for the village.

To whoever next calls Bladon Cottage home, my only advice is this: throw yourself into village life. Join the events, take part in the walks, have a cup of tea with a neighbour. It's not just the house that will win you over - it's the way this place quietly becomes part of you.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













STEP OUTSIDE

Bladon Cottage

Outside

The property's kerb appeal is enhanced by a pretty front garden, with lawned areas flanking the pathway and borders filled with flowering plants and mature shrubs. To the rear, the garden is laid mainly to lawn, framed by established planting and dotted with ornamental and fruit trees. There is side access on both flanks of the house, and the outdoor space offers plenty of room for relaxation and entertaining.

Location

The village of Hurstbourne Tarrant offers an authentic countryside lifestyle with a strong sense of community. Local amenities include a primary school, a modern community centre, convenience store, tea room, hair salon, and a 16th century pub - The George and Dragon - renowned for its traditional charm and guest accommodation. Nearby St Mary Bourne adds further appeal, with additional pubs, a revitalised post office, a village store and a coffee shop. For those needing to commute, the location is highly convenient: Newbury offers direct trains to London Paddington in under an hour, while Andover provides a direct service to Waterloo in just over sixty minutes. Excellent road connections via the A34 and A303 ensure easy access to surrounding towns and beyond.





INFORMATION

Bladon Cottage

Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band E - Test Valley Borough Council

Property Construction - Non-standard – flint and brick

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating – Oil – there will be maintenance costs involved with the oil tank so please speak with the agent for further information.

Broadband - Superfast FTTC Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Parking – Double carport and driveway parking for 2 cars.

Special Notes – The vendor has made us aware that there was limited flooding in the downstairs and garden in 2014 but there has been nothing since. There is a sump and French drain in the garden and new piping has been installed along the village green where the water had settled.

The property is situated in a conservation area.

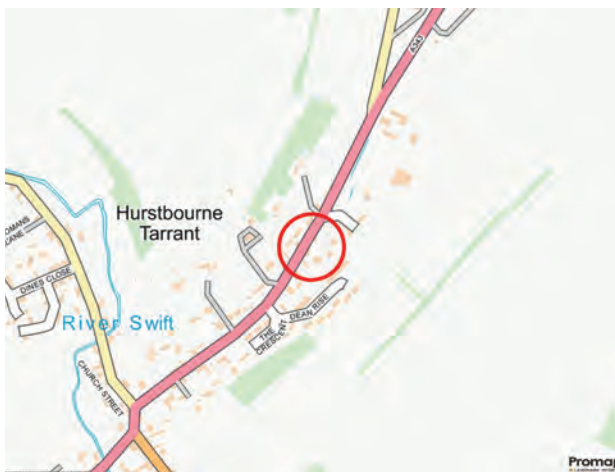
The property is split over two title numbers.

Viewing Arrangements

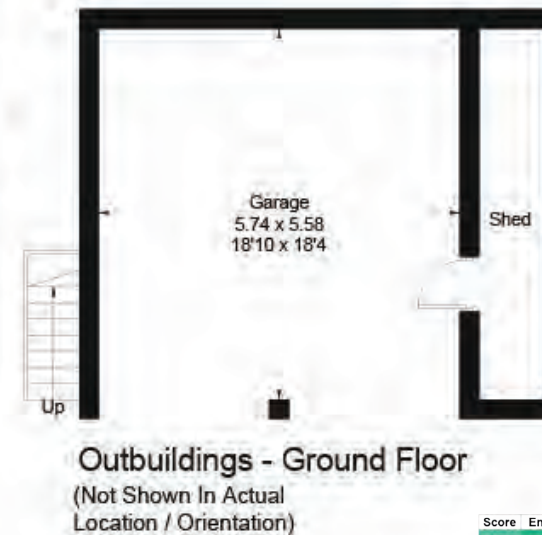
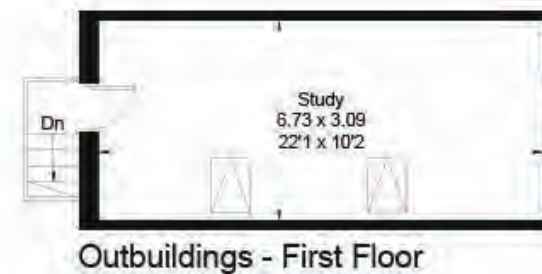
Strictly via the vendors sole agents Fine & Country on 01962 600 691.

Website

For more information visit <https://www.fineandcountry.co.uk/winchester-andover-and-petersfield-estate-agents>



Approximate Floor Area = 88.3 sq m / 950 sq ft
 Outbuilding = 21.5 sq m / 231 sq ft (Excluding Garage / Shed)
 Total = 109.8 sq m / 1181 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. F&C Stratford-upon-Avon Limited. Trading As: Fine & Country Winchester, Andover and Petersfield. Registered in England & Wales. Company No: 08775854. Registered Office Address: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 18.07.2025





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