



ROWANS

Stoke, SP11 0NF



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A well-presented, detached bungalow with 3-4 bedrooms, set within a tucked away position in this popular village in the heart of the Bourne Valley

Accommodation

Conservatory | Kitchen | Utility | WC
Sitting/Dining room | 3 Bedrooms
Study/4th Bedroom | Family Bathroom | Separate WC
Driveway for 3 cars | Garden

Andover 7 miles | Newbury 13 miles | London
Waterloo from Andover - 1 hour
(Mileages and times approximate)





ROWANS

Rowans is a delightful bungalow set along a no-through road in Stoke, surrounded by the beautiful rolling countryside of the Bourne Valley. The property is well presented throughout, providing comfortable accommodation and sitting within a pretty and well-maintained garden.

The front door leads into a delightful, glazed veranda to the front, which is full of light and provides a welcoming entrance to the property. To the left is a highly versatile room, which in the past has been used as a workroom but could equally be used as a fourth bedroom. Off this room is the utility room which could easily be converted into an en-suite bathroom.

The sitting room is a good-sized, bright room with a wood burning stove and double doors opening out onto the terrace, with views towards the countryside beyond. Next to the sitting room is the kitchen with a good range of floor to ceiling units and a back door leading into the garden. There are three bedrooms, two of which are good double bedrooms with built-in storage. The third bedroom is a small double room again with useful built-in wardrobes. Finally, there is the bathroom and a separate W/C.

SITUATION

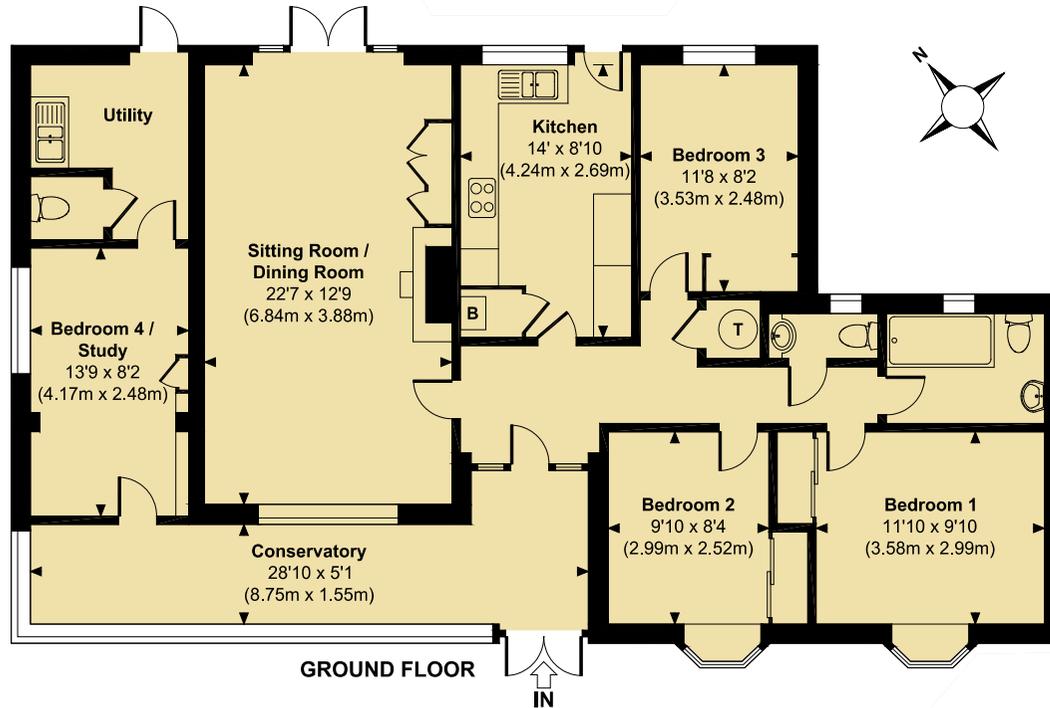
Rowans is located in a delightful, quiet setting in the village of Stoke, a peaceful yet very convenient village. Basingstoke, Winchester and Andover are within easy reach and offer a wide variety of shops and services. The neighbouring village of St Mary Bourne offers excellent amenities including a village shop and cafe, children's playground and two public houses as well as a primary school. There is excellent walking in the surrounding countryside.

OUTSIDE

The garden at Rowans, which is mainly to the rear, is a very pretty, private, outdoor space with well-stocked, attractive flower beds. To the left of the property is an additional patio area, with a vegetable patch. There is ample parking at the front, with two gravel parking areas providing plenty of space for a number of vehicles.

Rowans
Approximate Gross Internal Area

Total = 1352 sq ft / 125.61 sq m



IMPORTANT NOTICE

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GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity and drainage. Electric central heating. Hot water by solar panels.

Mobile Phone Coverage

Good phone coverage available (Ofcom).

Broadband Coverage

Standard cable broadband available (Ofcom).

Tenure

Freehold with vacant possession

Local Authority

Basingstoke and Deane Borough Council. Band D.

Parking

Private parking.

Directions (SP11 ONF)

From Whitchurch, take the Newbury Road heading out of the town. After passing a turning on the right to Kingsclere, take the next left turn onto Harroway, going over the A34. Approximately two miles along Harroway you will reach a crossroad, signposting St. Mary Bourne, to the right. Turn right and follow the lane through St.Mary Bourne. Soon after leaving the village you will reach

the village of Stoke. In the middle of the village, opposite the small park, turn left into Chapel Lane. Rowans will be found soon after on the right.



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Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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 The Old Dairy
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NB: These particulars are as at March 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

EPC Rating = F

Winchester

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