

School House , Upper Clatford, Andover, SP11 7QW
Price £475,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

A pretty detached 4 bedroom brick and flint fronted cottage, quietly and centrally situated in the popular village of Upper Clatford. Offering period character and charm, the accommodation comprises on the ground floor a generous size sitting room with log burner, steps up to a large beamed ceiling kitchen and dining room, which leads into a study and in turn a useful downstairs cloakroom. Upstairs provides 3 double bedrooms and an additional 4th bedroom with fitted wardrobes, plus a good sized bathroom. Outside are attractive gardens to the front and rear, with a delightful aspect of countryside views, and a single garage.



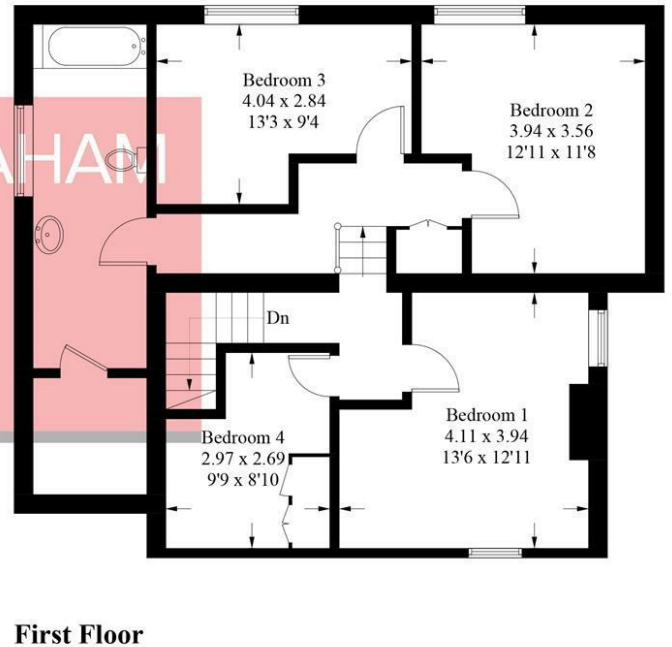
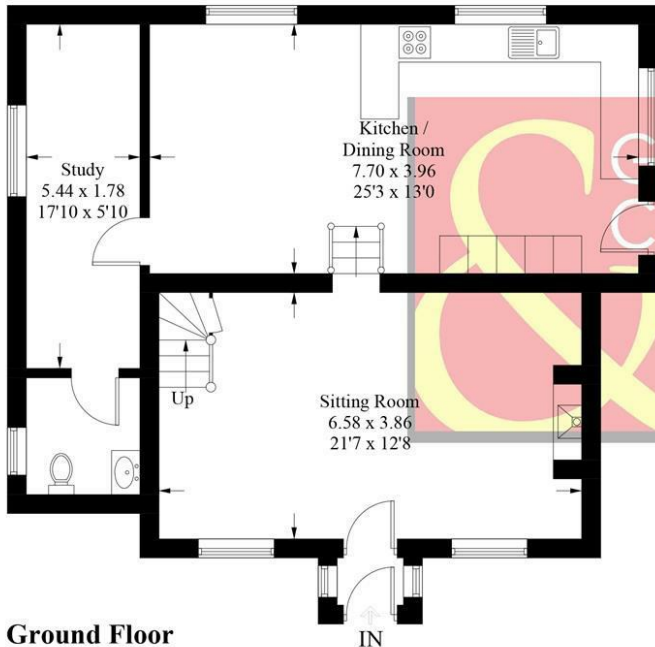


Upper Clatford is an extremely picturesque village situated in the Anton Valley. There are a wealth of thatched cottages all set within a convenient location close to open countryside, Andover Town and the A303. The village has an attractive thatched pub, beautiful and tranquil 12th century church set beside a water meadow and thriving village hall with numerous community groups. Nearby Goodworth Clatford has a village primary school and popular village store.



Upper Clatford, SP11

Approximate Gross Internal Area = 150 sq m / 1615 sq ft

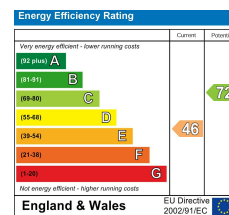


PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID606165)

DIRECTIONS

From the A303 take the A3057 to Stockbridge. At the first bend turn right for Upper Clatford. Turn left over a narrow bridge and pass the church. Turn right at the T-junction. At the top of the hill, the property is on the left hand side accessed via a shared drive. From Salisbury Road in Andover take the turning to Upper Clatford. Once in the village, go up a hill, follow the road passed the Crook and Shears public house and the village hall. Continue through the village and just before the brow of a hill, the property can be found on the right hand side accessed via a shared drive.



Tax Band: G



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.