



9 Clatford Manor, Upper Clatford, Andover, SP11 7PZ
Guide Price £259,950



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PROPERTY DESCRIPTION BY Mr Nick King

Overlooking the Green in Upper Clatford, this three bedroom house has rural charm, but still all within a 5 minute drive of Andover Town Centre.

The property itself benefits from an entrance hall leading to the living room. From there the dining area leads to a separate fitted kitchen, with a conservatory extending to a south west facing garden.

To the first floor there are three bedrooms and a bathroom, with gas central heating and double glazing throughout.

To the rear there is a courtyard garden with access via a gate to the garage and parking space.

The ancient Iron Age hillfort of Bury Hill provides picturesque and tranquil walks for dog owners and outdoor enthusiasts alike, all within a 10 minute walk.





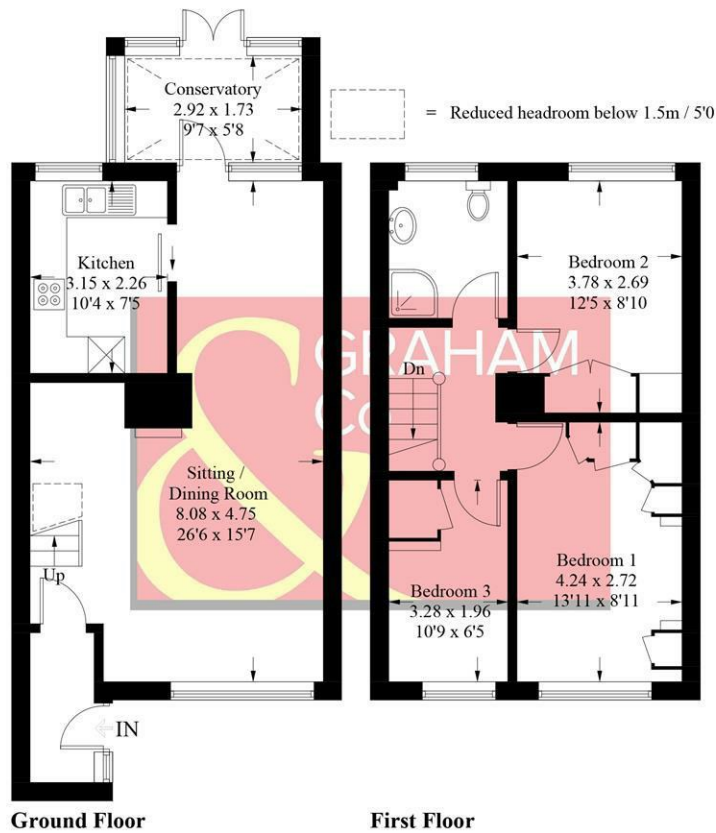
Upper Clatford

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, a beautiful 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 village store. Whilst neighboring Anna Valley has an award winning and popular farm shop.



Upper Clatford, SP11

Approximate Gross Internal Area = 86.7 sq m / 933 sq ft

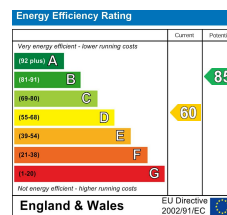


PRODUCED FOR GRAHAM AND CO

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 (ID702457)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the third exit into Western Avenue. Keeping in the middle lane, at the next roundabout take the second exit into The Broadway. At the mini roundabout bear left into Salisbury Road. Continue along Salisbury Road, under the underpass, and turn immediately left into Balksbury Hill. Continue along to the end of this road. At the T-junction turn left, follow the road around, up Sam White's Hill, then turn right. Keep the village green on your right hand side and Clatford Manor can be found on the right hand side.



Tax Band: C



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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.