



30 Clatford Manor, Upper Clatford, Andover, SP11 7PZ
Asking Price £259,950



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the sought after and picturesque village of Upper Clatford to the south side of Andover, Graham & Co are delighted to bring to the market this impressive and beautifully presented family home. The property benefits from an entrance hall leading to the living room, open plan fitted kitchen with dining area having underfloor heating and double glazed conservatory to rear. To the first floor there are three bedrooms and modern bathroom, gas central heating and double glazing. Outside the gardens comprise patio area with steps leading to lawn enclosed by hedging and fencing, garage positioned to the rear. Internal viewing is imperative for this home to be fully appreciated.



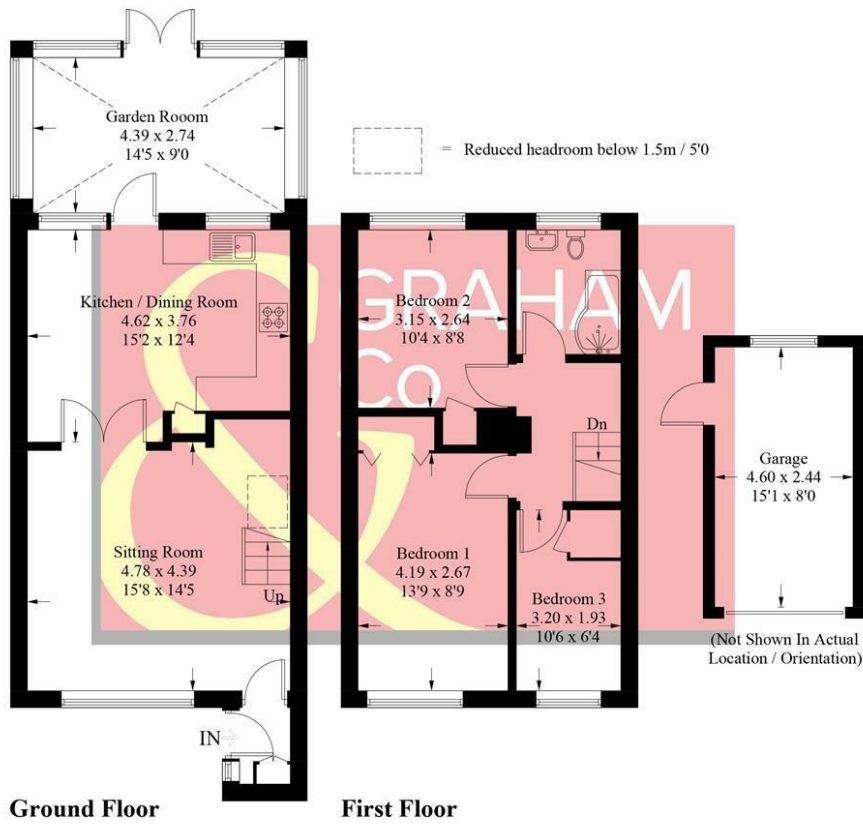


Upper Clatford is an extremely picturesque village situated in the Anton Valley. There are a wealth of thatched cottages all set within a convenient location close to open countryside, Andover Town and the A303. The village has an attractive thatched pub, beautiful and tranquil 12th century church set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



Clatford Manor, SP11

Approximate Gross Internal Area = 91.2 sq m / 982 sq ft
 Garage = 11.3 sq m / 122 sq ft
 Total = 102.5 sq m / 1104 sq ft

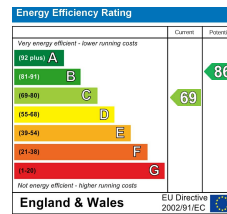


PRODUCED FOR GRAHAM AND CO

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 (ID721788)

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.