



3 St. Margarets, Clanville, SP11 9JA
Guide Price £499,950



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Nestled in the Hamlet of Clanville with stunning views over open countryside to front and rear, Graham & Co are delighted to bring to the market this stunning three bedroom semi-detached cottage which has been tastefully extended to provide impressive accommodation. The property itself benefits from an entrance porch with cloakroom, hand made fitted kitchen by the renowned "Tucker Joinery" with range of built in appliances and granite worktops, utility, sitting room with log burner, family room which leads to the dining room having double doors to the rear garden. To the first floor there are three bedrooms and a luxury bathroom, heating. Outside to the front is a double driveway with the rear garden of excellent size comprising patio, lawn and a 40' workshop with light and power. No Chain



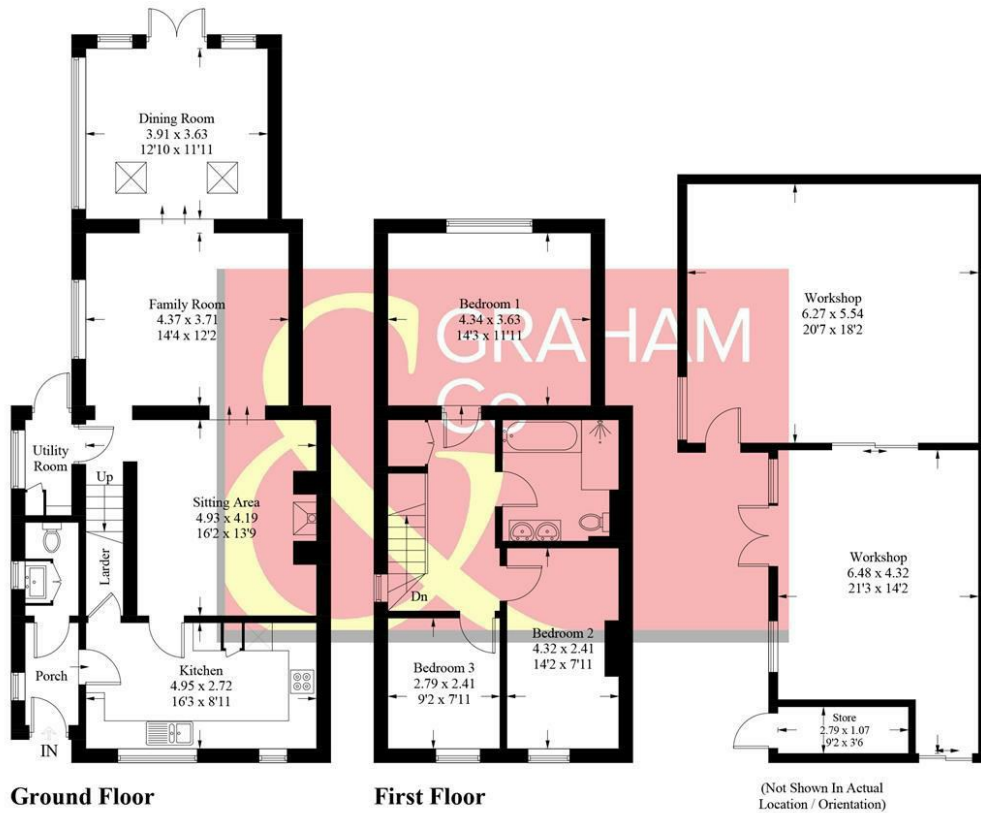


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



St. Margarets, SP11

Approximate Gross Internal Area = 129 sq m / 1389 sq ft
 Outbuilding = 63.3 sq m / 681 sq ft
 Total = 192.3 sq m / 2070 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 (ID1071075)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		79
(81-94) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.