



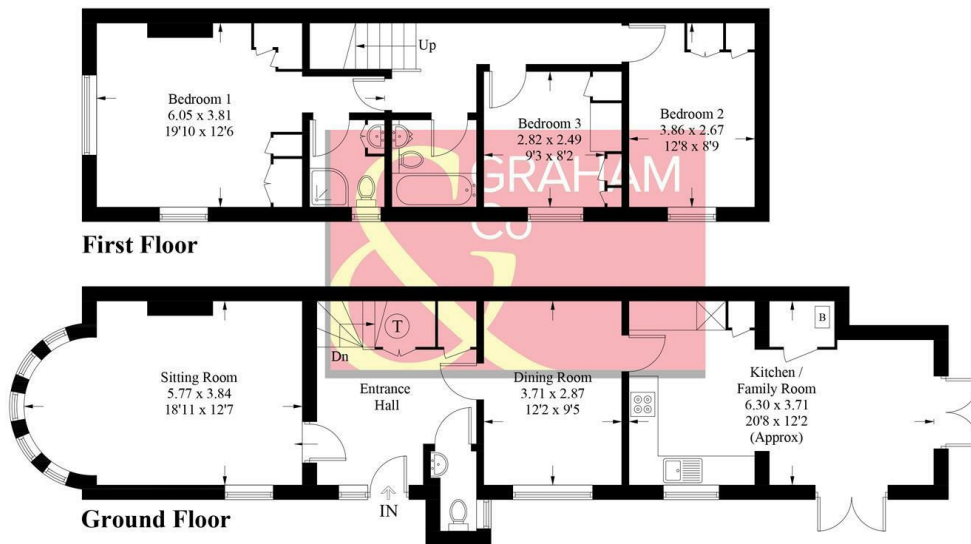
**Ember Cottage , Upper Clatford, SP11 7QD**  
**£1,700**

**PROPERTY DESCRIPTION BY Ella Flint**

Tucked away in the picturesque and sought after village of Upper Clatford, Graham & Co are delighted to bring to the market this stunning detached character cottage which has been extended in previous years to provide excellent accommodation. The property itself benefits from a spacious entrance hall with cloakroom, sitting room with feature circular window to front, modern kitted kitchen, dining room and family room. To the first floor there are three bedrooms with the master having en-suite and a family bathroom, gas central heating and double glazing. Outside a driveway provides parking for several cars with the garden itself of good size comprising patio and lawn. NO CHAIN

**High Street, SP11**

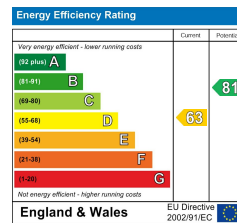
Approximate Gross Internal Area = 120.5 sq m / 1297 sq ft



**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 (ID1118275)

**DIRECTIONS**



**Tax Band: F**



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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.

