

COB BARN COTTAGE

UPPER CLATFORD



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UPPER CLATFORD • ANDOVER

*Spacious family house with detached
18th century Cob Barn and a large
garden in a private but convenient
location in the village*

Kitchen /breakfast room • Sitting room
Dining room • office

En suite master bedroom • 3 further bedrooms
family bathroom

Garage

In all about 0.485 acres

Andover 2.6 miles (London Waterloo 70 minutes)

Stockbridge 5.9 miles

Winchester 17 miles (London Waterloo 57 minutes)

(Distances and times approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Cob Barn Cottage

Cob Barn Cottage is a delightful detached family home which was built about 20 years ago. It is ideally located in the heart of the village but in a tucked away position off the main street, with large and well stocked gardens stretching away behind the house, totalling almost 0.5 acre. It also benefits from a separate detached Cob Barn which has a slate roof and provides ancillary accommodation.

The house has a fantastic kitchen/sitting/dining room. The kitchen is well fitted with a good range of units, a gas hob and a raised tiled area with underfloor heating. Wooden flooring leads through to the sitting room and dining room which has double doors opening out onto the terrace and into the garden beyond. There is also a very useful study which is situated just off the kitchen, together with a downstairs WC and shower room. The drawing room is double aspect and has double doors opening out into the garden. This has fitted units and shelves and a woodburning stove, in an attractive stone surround, a lovely central focal point to the room.

Upstairs, the master bedroom is double aspect, with beautiful views across the gardens. It has a great range of built in wardrobes and an en suite shower room. There are three further double bedrooms and a family bathroom which has a cedar wood floor and is well fitted.

Cob Barn

A charming original Cob Barn with open plan living accommodation, situated just across the driveway from the main house. There is a fully vaulted ceiling and the sitting room has an exposed original cob wall. The kitchenette has a range of units and electric hob and there is also a downstairs shower room and stairs leading up to a mezzanine bedroom area. This makes for ideal ancillary accommodation.

Outside

The house is approached via a driveway and through double gates to a large gravel parking area. A gateway leads into the fantastic garden which has an attractive terrace area stretching along the back of the house, a wonderful space for outdoor entertaining. There are steps leading down into the main garden, which is extremely well stocked throughout and has a range of shrubs and herbaceous borders. It is private and mainly laid to lawn and totals almost 0.5 acre.

Situation

The property is located within the popular village of Upper Clatford, surrounded by the beautiful countryside of the renowned Test Valley. Upper Clatford has a public house and church.



Schools: Nearby Goodworth Clatford has a C of E primary school. Independent pre-prep and prep school education is provided by Farleigh School at Red Rice and Norman Court School at West Tytherley.



Shopping: Goodworth Clatford has a village shop and the nearby town of Stockbridge and the Cathedral cities of Winchester and Salisbury provide a more comprehensive range of shops, restaurants and leisure facilities.



Travel: The property is conveniently located for the A303, which provides access to the West Country, and London via the M3. There is also a mainline railway station to London Waterloo from Andover.



Entertainment: Recreational facilities in the area are first class and include fishing in the chalk streams of the River Test, excellent walking in the surrounding countryside and superb sailing and water sports on the Solent and south coast. Hampshire, Leckford and Tidworth golf courses are all nearby.

Services

Mains water, mains drainage and mains gas central heating.

Local Authority

Test Valley Borough Council; 01264 368000

Fixtures and fittings

All those items known as tenant's fixtures and fittings together with fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the freehold sale but certain items may be available by separate negotiation.

Viewing

Strictly by appointment with the agent

Directions (SP11 7QS)

From the A303, heading westbound take the junction signposted to Stockbridge, and at the T-junction turn right onto the A3057. After about a mile turn right signposted to Upper Clatford. Continue into the village, passing the village hall and red telephone box on the left and turn right into a track, alongside a pair of red brick cottages.

Approximate Gross Internal Area

= 231.3 sq m / 2490 sq ft (Including Garage)

Annexe = 42.7 sq m / 460 sq ft

Total = 274 sq m / 2949 sq ft

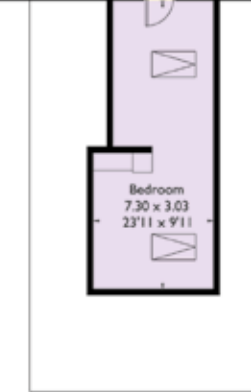
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.



Ground Floor



First Floor



Cob Barn First Floor



Cob Barn Ground Floor
(Not Shown In Actual Location / Orientation)



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