






THE OLD POST OFFICE

Upper Clatford, Hampshire



AN 18TH CENTURY COTTAGE IN EXCEL- LENT DECORATIVE ORDER

Grade II listed, detached cottage in the middle of this picturesque village, extensively refurbished by the current owners.

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Local Authority: Test Valley Borough Council

Council Tax band: F

Tenure: Freehold

Guide Price: £800,000



Previously the village post office and store, the house has plenty of charming period features including exposed beams and working fireplaces. The majority of the rooms have windows overlooking the south-facing garden. On the ground floor is a drawing room with fireplace, family room with a woodburner, dining room with a window seat, fireplace and stairs to the cellar. The kitchen/breakfast room is fitted with grey wall and base units with a wood worksurface, integrated dishwasher and washing machine, and a gas range cooker. Upstairs the main bedroom has a walk-through dressing room and large en-suite bathroom. There are two further bedrooms and a family bathroom. The garden is mainly laid to lawn with shrub borders. There is a gate to the end of the garden with access to off-street parking for two cars.

Please note that there is a shared driveway to access the off-street parking.

Services: mains water, drainage, gas and electricity. (NB fireplaces not tested by Knight Frank)

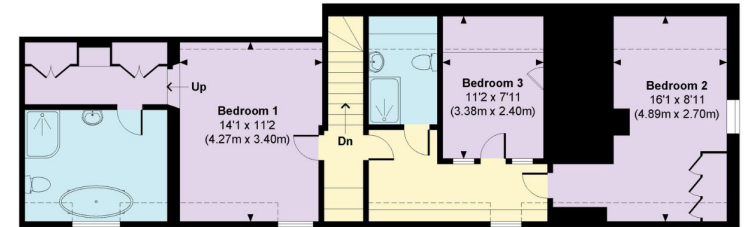
Location: [What3Words.com/clip.shares.herb](https://www.what3words.com/clip.shares.herb)

Post Code: SP11 7QL

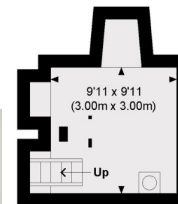


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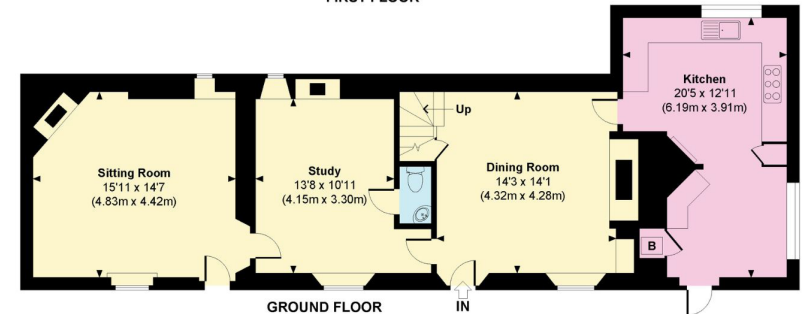
Approximate Gross Internal Area
Total = 1885 Sq Ft / 175.14 Sq M
Includes areas with restricted room height.



FIRST FLOOR



CELLAR



GROUND FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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