



COPTHALL PLACE

Upper Clatford



SPACIOUS HOME DATING FROM THE LATE 1780'S

The house has been extensively refurbished and extended by the current owners to create a wonderful family home. Presented in excellent decorative order and reflecting a contemporary style, it offers light and spacious accommodation.



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EPC

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Local Authority: Test Valley Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,650,000



COPTHALL PLACE UPPER CLATFORD

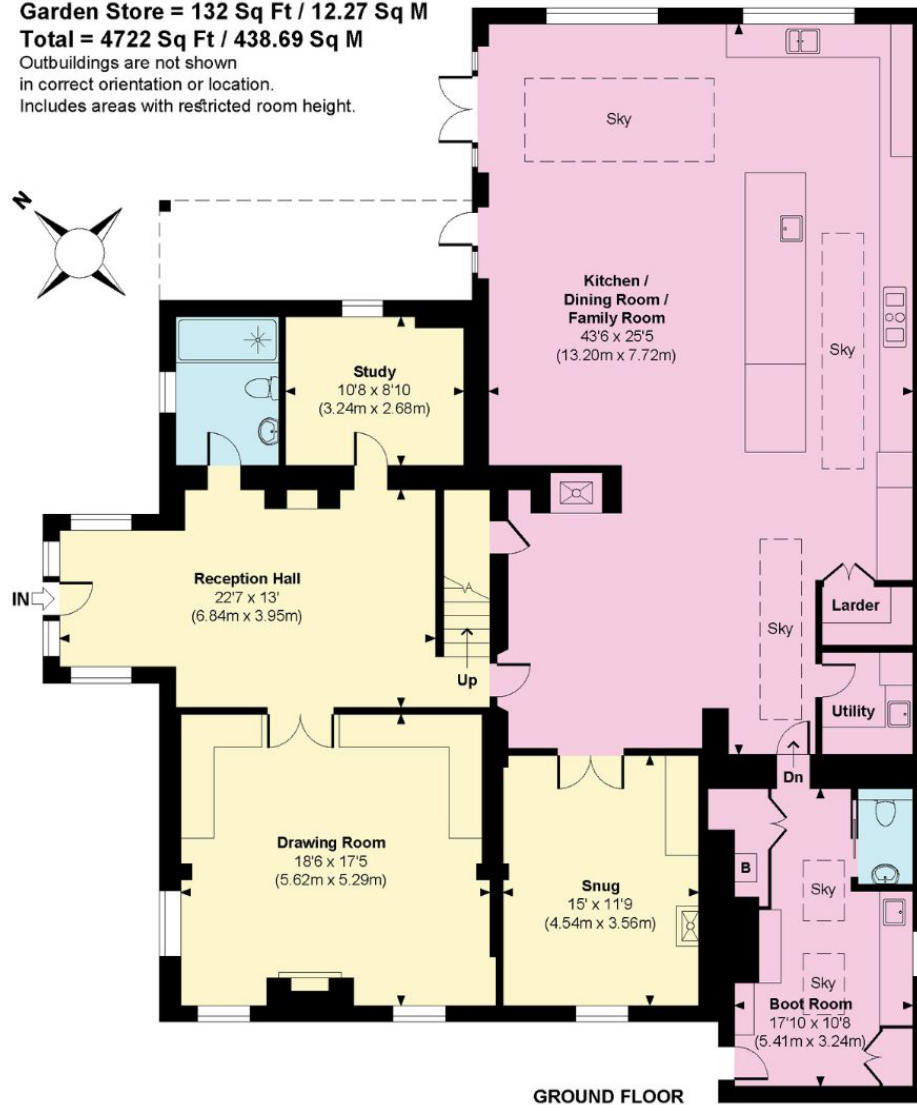
Over the last 4 years Copthall Place has been sympathetically and imaginatively extended to create a spectacular kitchen living space which is truly the heart of the home. With double sided wood burning stove, roof lights and glazed doors leading to the outside dining area and garden, it is a light and comfortable room. The welcoming reception hall at the front of the house gives access to a formal drawing room, separate study and downstairs shower room. The remainder of the ground floor is made up of a snug, large boot room with cloakroom and utility room. Upstairs, the principal bedroom has a dressing room and en suite bathroom. There are five further bedrooms and two bathrooms as well as access to a second floor loft room. The house is approached via a gravel drive leading to a triple garage. The garden is mainly laid to lawn with a recently refurbished pool heated with an air-source heat pump. A list of all works recently carried out is available from the agents.







Approximate Gross Internal Area
Main House = 4145 Sq Ft / 385.09 Sq M
Garage = 445 Sq Ft / 41.33 Sq M
Garden Store = 132 Sq Ft / 12.27 Sq M
Total = 4722 Sq Ft / 438.69 Sq M



We would be delighted
to tell you more.

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