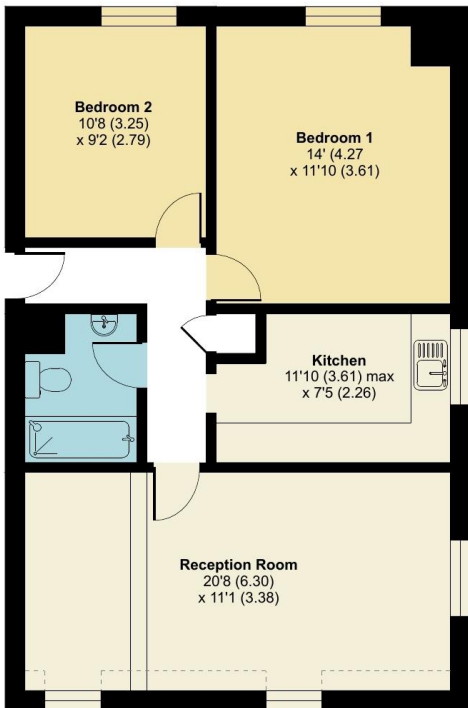


Clatford Manor House, Upper Clatford, Andover, SP11

Approximate Area = 705 sq ft / 65.5 sq m
Limited Use Area(s) = 15 sq ft / 1.4 sq m
Total = 720 sq ft / 66.9 sq m
For identification only - Not to scale

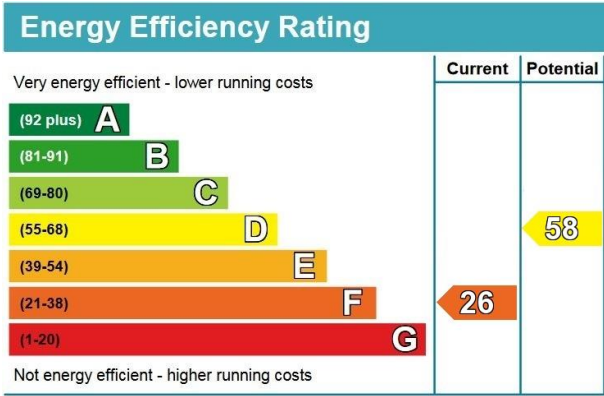


Denotes restricted
head height



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
Produced for Austin Hawk Ltd. REF: 1219165



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



Clatford Manor, Upper Clatford Guide Price £200,000 Leasehold

- No Onward Chain
- Entrance Hallway
- Open Plan Living/Dining Room
- Bathroom
- Proximity to Transport Network
- Village Location
- Kitchen
- Two Double Bedrooms
- Allocated Parking
- Close to Local Amenities



DESCRIPTION: With a number of recent upgrades, this charming, light and airy, top floor flat within the historic Grade II listed Clatford Manor House benefits from a sought-after village location with excellent access to the local transport network and numerous local amenities. The Manor House was originally constructed in the mid-eighteenth century with the current conversion into flats undertaken at the end of the twentieth century. The well-presented accommodation comprises an entrance hallway, a good-sized, dual aspect, open plan living/dining room, a kitchen, a bathroom and two double bedrooms. Outside, there are communal gardens, plus the property has an allocated parking space with visitor parking options also available. The property is available with No Onward Chain.

LOCATION: The village of Upper Clatford lies just south of Andover, in the valley of the River Anton, just upstream from its confluence with the River Test at Chilbolton and provides numerous country and riverside walks. The village hosts the Crook and Shears public house plus a village hall and parish church. The neighbouring village of Goodworth Clatford has a playing field with a new playground plus a Post Office and Village Store, its own Church, a Primary School, a Village Hall and two Public Houses. Nearby Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct line to London's Waterloo in just over an hour, whilst the nearby A303 offers good road access to both London and the West Country. Nearby Stockbridge, itself straddling the River Test which flows through its high street, offers an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce. Local attractions include Danebury Hill Fort, Houghton Lodge Gardens, Danebury Vineyards, the Museum of Army Flying and the Hawk Conservancy. The property can be found off Red Rice Road on the southern edge of Upper Clatford village.

OUTSIDE: Clatford Manor is actually a cul-de-sac with Clatford Manor House to the right on entry into the cul-de-sac. There is visitor parking to the left with the allocated parking area to the front of Clatford Manor House. A path leads through a communal garden area, laid to lawn with a patio adjacent to the building with a communal door accessing a communal entrance lobby. Stairs lead from the entrance lobby to all floors.

ENTRANCE HALLWAY: Door to built-in airing cupboard housing the hot water cylinder (newly installed 2021). Consumer unit. Doors to:

OPEN-PLAN LIVING/DINING ROOM: Good-sized, light and airy, dual aspect living/dining room with a window to the front and dormer windows to one side. Low level steps up to a raised dining area. Wall mounted electric radiators.

KITCHEN: Window to the rear. A range of eye and base level cupboards and drawers with worksurfaces over. Inset one and a half bowl stainless steel sink and drainer. Inset Neff 5 ring induction hob with extractor over, tiled splashbacks and oven/grill below. Space and plumbing for a washing machine, space for a fridge freezer. Wall mounted electric radiator.

BEDROOM ONE: Good sized double bedroom with a window to the side. Fitted double wardrobe storage. Wall mounted electric radiator.

BEDROOM TWO: Small double bedroom with a window to the side. Wall mounted electric heater. Currently used as an office.

BATHROOM: Newly refurbished during 2022 and comprising a fully tiled bath enclosure with a panelled bath including an electric shower over. Close coupled WC, pedestal hand wash basin and a heated towel rail.

TENURE & SERVICES: Leasehold with 116 years remaining on the Lease. A combined fee of £1800 per annum covers both the Ground Rent and the Management Fee. Mains water, drainage and electricity are connected. Heating via electric radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

