

**Clatford Manor, SP11**  
Approximate Gross Internal Area = 83.6 sq m / 900 sq ft  
Approximate Garage Internal Area = 11.5 sq m / 124 sq ft  
Approximate Outbuilding Internal Area = 4.7 sq m / 51 sq ft  
Approximate Total Internal Area = 99.8 sq m / 1075 sq ft  
(excludes carport)

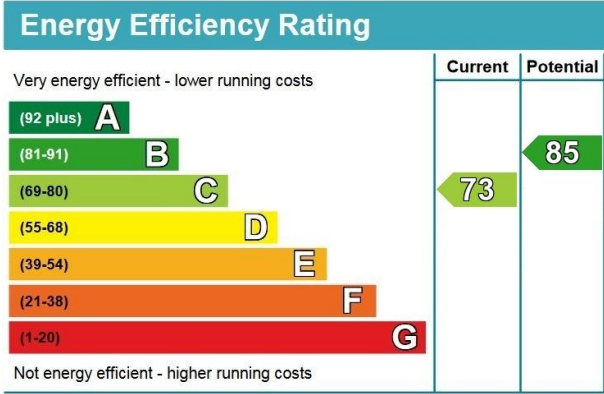


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Clatford Manor, Upper Clatford

Guide Price £310,000 Freehold



- Entrance Lobby
  - Dining Room
  - Kitchen
  - Bathroom
  - Garage
- Living Room
  - Conservatory
  - 3 Bedrooms
  - Rear Garden
  - No Onward Chain

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.





**DESCRIPTION:**

Offered for sale with NO ONWARD CHAIN, this mid terrace house enjoys an outlook to the front over a green in the sought after village of Upper Clatford. The accommodation comprises entrance lobby, living room with open plan access to a dining room, a conservatory, kitchen, three bedrooms and a bathroom. Outside there is an enclosed garden which steps up to a lawned area and a garage located to the rear.

**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 and pubs.

**ACCOMMODATION:**

Front door into ENTRANCE LOBBY with coat hanging and door to:

**LIVING/DINING ROOM:**

Window to front. Stairs to first floor, open plan living, recess under stairs.

**KITCHEN:**

Window to the rear. A range of white contemporary eye and base level drawers and cupboards with black work top over. Inset one and a half black & stainless steel sink and drainer. Double oven, gas hob with extractor, tiled splashback and partly tiled walls. Space and plumbing for dishwasher, washing machine and fridge freezer.

**CONSERVATORY:**

Triple aspect and French door to the rear garden.

**LANDING:**

Loft access and doors to:

**BEDROOM ONE:**

Window to the front and fitted wardrobe.

**BEDROOM TWO:**

Window to the rear. Airing cupboard housing combi boiler and shelving.

**BEDROOM THREE:**

Window to the front and storage cupboard over stairs.

**OUTSIDE:**

Grass and path leading to front door.

**REAR GARDEN:**

Patio area adjacent to property with the rest stepping up to lawn and gated access to garage and parking.

**TENURE:**

Freehold. Mains water; drainage, gas and electricity are connected. Gas central heating to 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.

