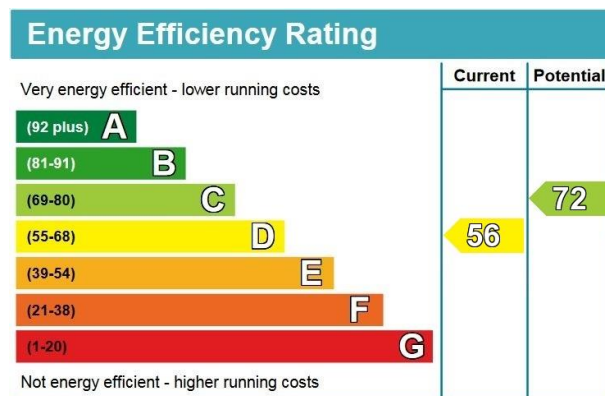


**Red Rice Road, SP11**  
Approximate Gross Internal Area = 240.7 sq m / 2591 sq ft  
Approximate Garage Internal Area = 14.8 sq m / 160 sq ft  
Approximate Outbuilding Internal Area = 41.6 sq m / 448 sq ft  
Approximate Total Internal Area = 297.1 sq m / 3199 sq ft



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



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.



**Red Rice Road, Upper Clatford**

**Guide Price £1,175,000 Freehold**

- **Tranquil Secluded Village Location**
- **Family Room & Separate Snug**
- **Master Bedroom Suite**
- **Basement Office/Bedroom Five**
- **Mature Gardens & Natural Swimming Pool**
- **Sitting Room & Dining Room**
- **Kitchen/Breakfast Room & Cloakroom**
- **Three Further Bedrooms/Family Bathroom**
- **Extensive Garden Studio/Office**
- **Driveway, Garage & Car Ports**

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Certain properties are sometimes described as "hidden gems"; Rosehill certainly does not disappoint in qualifying for such a description, given its secluded position within a tranquil, elevated and undulating plot in the sought-after village of Upper Clatford. Rosehill is a bespoke, detached, four-bedroomed, family home with much more to offer than just a family home. The property sits within a plot in excess of half an acre and includes a substantial garden studio/office complete with its own cloakroom and kitchenette, along with a stunning natural swimming pool. The property itself comprises a ground floor with an entrance hallway, a substantial sitting/dining room with an open fireplace, a separate family room, a kitchen/breakfast room, a snug and a cloakroom. The hallway provides access to a self-contained basement area which is currently utilised as an office and comes complete with its own ensuite facilities. This space would provide an additional ensuite bedroom if desired. The first floor includes a dual-aspect master bedroom suite with far-reaching views from the front across the valley formed by Pillhill Brook towards Baulksbury Hill and the southern edge of Andover. Also on the first floor are three further double bedrooms and a family bathroom.

The property is accessed by a leafy, private lane which opens out to an expansive driveway with access to two carports, one with an EV charging point plus a fully insulated garage/workshop. The driveway also provides external access to the basement office along with the front door of the property via steps that surround a mature flower bed. There is gated access into the rear garden alongside the garage with a path leading to the studio/office past raised vegetable beds and the natural swimming pool, hidden by box hedging and reeds. The garden area is mainly laid to lawn with mature flower and herbaceous borders along with ornamental trees, all bordered by mature beech and mixed hedging. Adjacent to the rear of the property is an extensive patio terrace, with a covered seating and dining area complete with pizza oven and space for outdoor cooking, all with views across the garden.

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.

