



Ember Cottage , Upper Clatford, SP11 7QD
Guide Price £685,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in the picturesque and sought after village of Upper Clatford, Graham & Co are delighted to bring to the market this stunning detached character cottage which has been extended in previous years to provide excellent accommodation. The property itself benefits from a spacious entrance hall with cloakroom, sitting room with feature circular window to front, modern kitted kitchen, dining room and family room. To the first floor there are three bedrooms with the master having en-suite and a family bathroom, gas central heating and double glazing. Outside a driveway provides parking for several cars with the garden itself of good size comprising patio and lawn. NO CHAIN



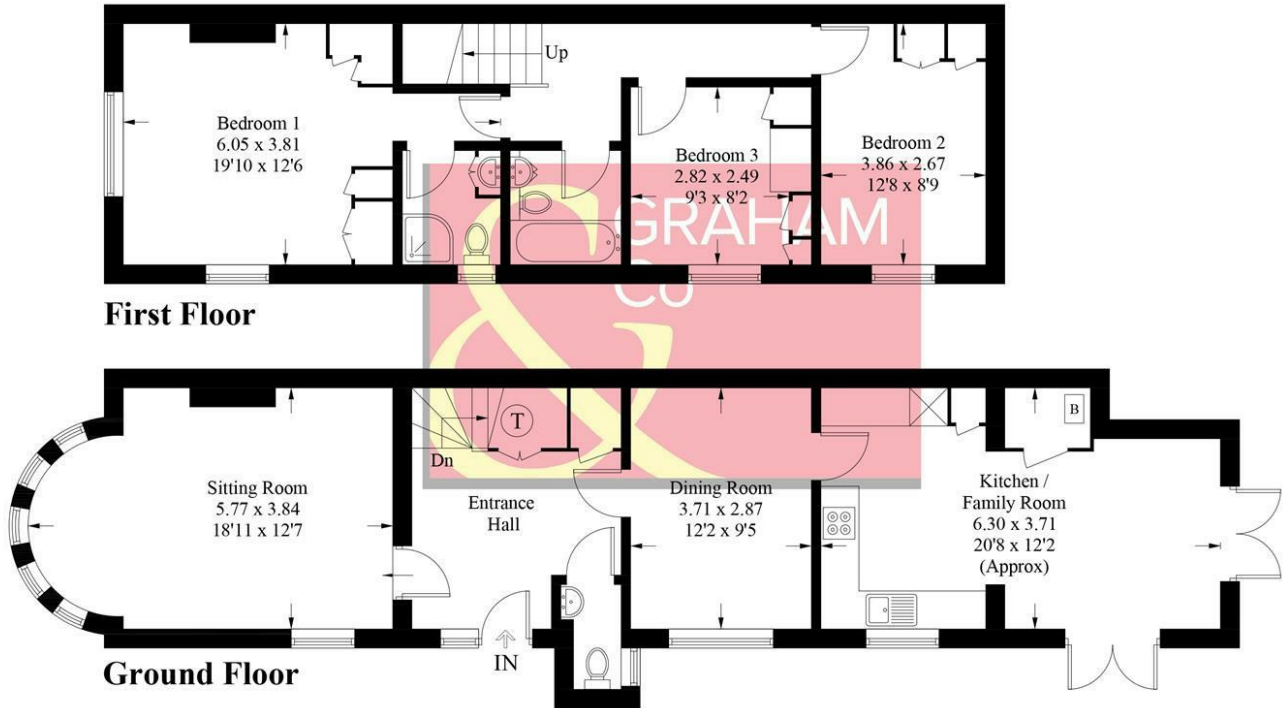


Upper Clatford is an extremely picturesque village situated in the Anton Valley. There are a wealth of thatched cottages all set within a convenient location close to open countryside, Andover Town and the A303. The village has an attractive thatched pub, beautiful and tranquil 12th century church set beside a water meadow and thriving village hall with numerous community groups. Nearby Goodworth Clatford has a village primary school and popular village store.



High Street, SP11

Approximate Gross Internal Area = 120.5 sq m / 1297 sq ft



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1118275)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		79
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: F



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.