

Sunraker, Red Rice Road, Upper Clatford, Andover SP11 7PU



We are proud to present

Sunraker

Red Rice Road, Upper Clatford, Andover SP11 7PU

A spacious five bed detached house on the outskirts of the popular village of Upper Clatford boasting beautiful views and offered for sale for the first time since built.

- Highly Sought After Location
- 1.5 miles from Farleigh School
 - 5 Double Bedrooms
- Refitted shower room and Cloakroom
- Large, Kitchen/ Breakfast Room
 - Attached Garage
- Ample Parking and Turning Space
 - Front and Back Gardens
- Gas central Heating & Double Glazing
 - No Onward Chain





The Property

Sunraker was built in 1959 by local and reputable builders, Kings, for the vendors, and is offered to the market for the very first time. This much-loved family home has had later additions in the 60s and 70s, so that it offers five good-sized bedrooms and well-balanced living throughout.

On entry, there is an immediate feeling of space, with the welcoming hallway giving access to the lounge, study and kitchen. Also off the hallway is a recently refitted cloakroom.

The large lounge, with a woodburning stove, opens up into the generous dining room, with a beautiful teak floor, through Pella accordion folding doors, providing plenty of space for entertaining. Leading on from the dining room is a large conservatory which, in turn, opens out on the patio area and garden.

The kitchen has space for a large table and chairs for day-to-day dining and has a good range of high and low-level built-in cupboards with William de Morgan style tiling in between. There is a two-ring Neff gas hob in addition to the electric hob /oven. There is an integrated Neff fridge and freestanding Miele dishwasher. There are views across the garden from this room and access to both the snug and the utility room.

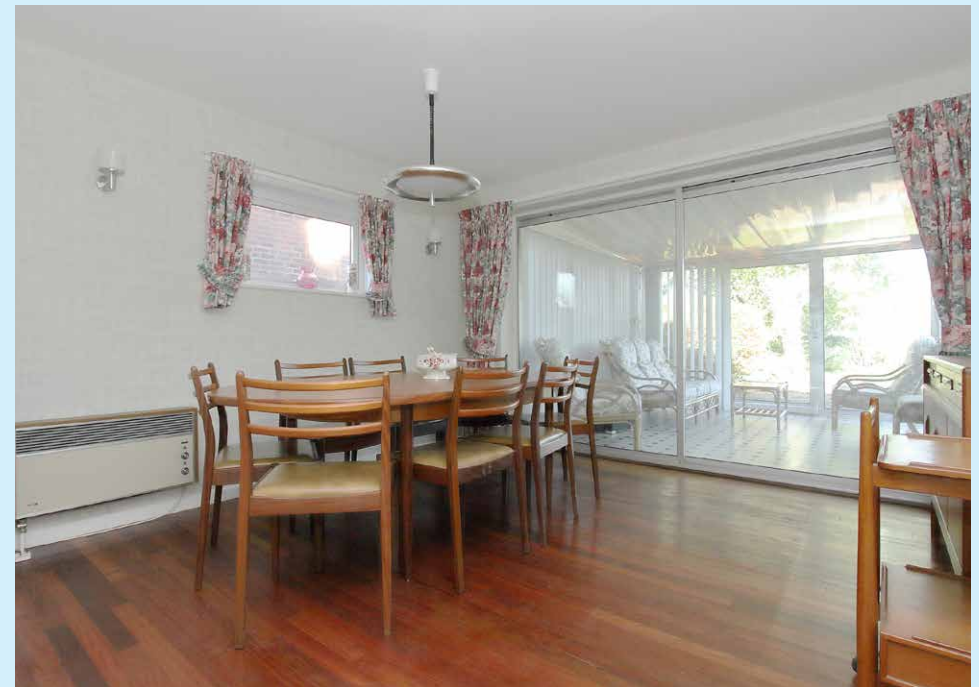
One of the extensions is a snug, with access to the garden. This has proved to be a very well used space; as it is off the kitchen, it has been used as a playroom, and more recently a secondary lounge/tv room, opening out onto the patio.

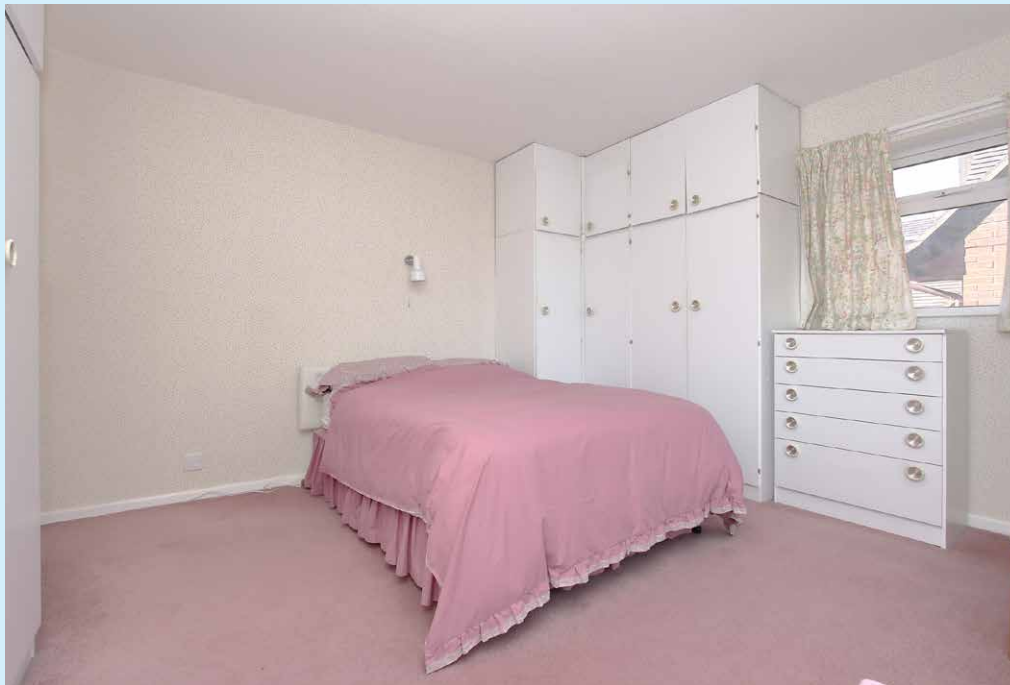
Completing the downstairs is a generous study. The utility room is a really useful space, with room for a washing machine and tumble drier, and has access to the garden and the garage.

A beautiful teak fifties designed staircase takes you to the first floor, where the five bedrooms are all directly accessed from the light landing. The two at the rear having lovely views towards the Chutes in the north, whilst the other three look out at the front of the house. There is also a newly fitted shower room, loft access (with ladder) airing cupboard housing the hot water cylinder and gas boiler, which was installed in 2017.

Outside

Situated in a quarter-acre plot, there is a driveway to the front of the property providing space for several cars to park and access to the attached garage. There is an area of lawn with a lovely copper beech and cherry tree and mature hedging around the perimeter. With good side access, the well-maintained rear garden is a great size, with lawn and mature borders, vegetable garden and a variety of fruit trees. A fine walnut tree provides shade to part of the garden, whilst the patio is a real early evening sun trap. Useful outbuildings include a greenhouse and summerhouse.





Location

Sunraker is situated on the outskirts of the picturesque Test Valley village of Upper Clatford, to the south of Andover, along the road from a former Iron Age hillfort. This thriving village supports a popular pub, church, village hall and many village clubs and societies together with an excellent farm shop. A recently built Lawn Tennis club with Padel courts is also situated on the outskirts of the village. There are play parks for young children in nearby Anna Valley and a large sports field close to Goodworth Clatford which is used by the Upper Clatford Youth Football Club. In nearby Goodworth Clatford, there is a community shop and a Church of England Primary school with an excellent reputation. Within a few minutes' drive, there are two golf courses.

Stockbridge to the south offers an extensive range of independent shops, restaurants and public houses along with a church, primary and secondary schools and a doctor's surgery. The area is famous for its country pursuits which includes some of the finest chalk stream fishing. The cathedral cities of Winchester and Salisbury are just thirty minutes away by car from Sunraker.

The market town of Andover, approximately 2 miles distant, provides an extensive range of amenities including shops, recreational and sporting facilities as well as a station with fast direct train service runs to London (Waterloo) as well as other national locations via Basingstoke and Reading. Road communications are via the A303 with access to the A34 and M3 providing links to London, the West Country, Midlands, the South Coast and Heathrow Airport.



Additional Information

Services

All mains services are connected.

Tenure

Freehold.

Council Tax Band

G

Broadband Speed

Ofcom suggests broadband speeds of up to 1000 Mbps are available and that all major mobile networks should have good coverage outside and good to variable inside.

EPC rating

C (71)

Square Footage

2,195

What 3 Words

blur.pipes.lakes



Ground Floor



First Floor



Total area: approx. 202.2 sq. metres (2176.4 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them.
Measured and drawn to RICS guidelines.



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