



22 Clatford Manor, Upper Clatford, Andover, SP11 7PZ
Offers In Excess Of £299,950



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PROPERTY DESCRIPTION BY Mr Dion McArthur

A beautifully presented three-bedroom family home that has been thoughtfully enhanced by the current owners, offering stylish and well-maintained accommodation throughout. Conveniently situated within walking distance of Andover railway station and local amenities, this property is ideal for commuters, first-time buyers and growing families alike.

The accommodation comprises a spacious sitting room spanning the full depth of the property, creating an excellent space for both relaxing and entertaining. To the rear, a well-appointed kitchen/dining room provides a practical and sociable hub of the home, benefiting from updated worktops, tiled splashbacks, replastered walls and contemporary spotlights, with direct access to the garden.

Upstairs, there are three bedrooms and a family bathroom, which has been tastefully redecorated to create a bright and welcoming space.

The current owners have carried out a number of improvements during their ownership, including new flooring throughout, fresh decoration and enhancements to the kitchen, creating a home that is ready for its next owners to move straight into. The gas combi boiler was replaced approximately five years ago and an additional radiator has been installed.

Outside, the enclosed rear garden offers a combination of patio and lawn, providing space for outdoor dining, entertaining and family enjoyment. A detached garage provides useful storage or workshop space.

Further benefits include double-glazed windows, gas central heating, two parking spaces to the rear of the property and additional visitor parking.



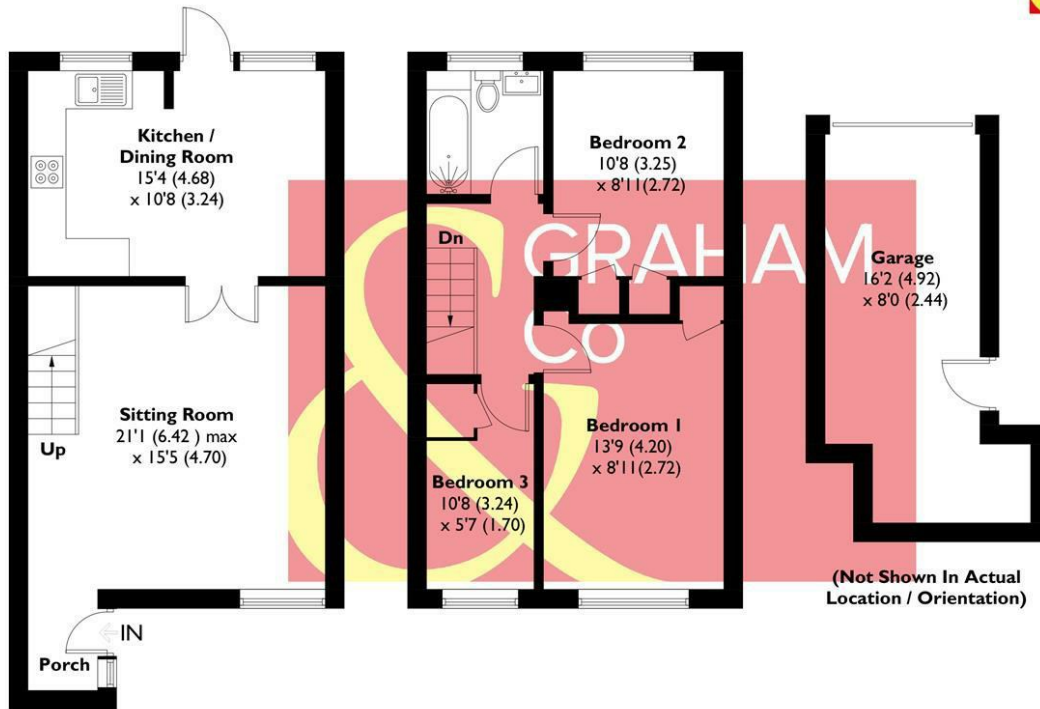


Upper Clatford is an extremely picturesque village situated in the Anton Valley. There are a wealth of thatched cottages all set within a convenient location close to open countryside, Andover Town and the A303. The village has an attractive thatched pub, beautiful and tranquil 12th century church set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





APPROXIMATE GROSS INTERNAL AREA = 850 SQ FT / 79.0 SQ M
GARAGE = 164 SQ FT / 15.2 SQ M
TOTAL = 1014 SQ FT / 94.2 SQ M



GROUND FLOOR
436 SQ FT / 40.5 SQ M

FIRST FLOOR
414 SQ FT / 38.5 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1308083)
Produced for Graham & Co

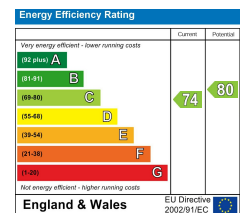
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