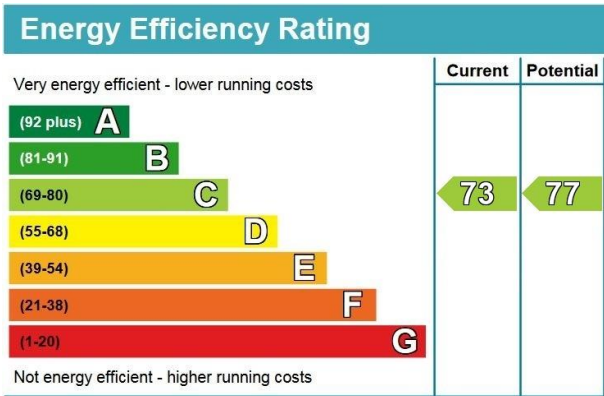


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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.



Bury Hill Farm, Upper Clatford **Guide Price £465,000 Freehold**

- Hallway
 - Dining Room
 - Living Room
 - 2 Ensuite Shower Rooms
 - Garage
- Cloakroom
 - Kitchen
 - 2 Bedrooms
 - Allocated Parking
 - Attractive Garden



DESCRIPTION:

This impressive barn conversion is located within a tranquil courtyard setting in the sought after village of Upper Clatford. Offering much character and finished to a high standard the accommodation comprises hallway, cloakroom, a dining room with stairs to the first floor and double doors into a kitchen whilst to the first floor there is a generous, double aspect, living room with a vaulted ceiling and exposed beams and two double bedrooms - each with fitted wardrobe cupboards and their own ensuite shower rooms. Outside there is an allocated parking space, visitor parking, a garage and an attractive garden located to the front of the property.

LOCATION:

Upper Clatford is a pretty village situated close to Andover in the Test Valley. There are a wealth of character properties close to open countryside, Andover and the A303. The village has an attractive thatched pub, a 12th century church set beside a water meadow and village hall with numerous community groups. Nearby Goodworth Clatford has a village primary school and village store. 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 route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION:

Stable door into:

DINING ROOM:

Window to front. Stairs to first floor with understairs cupboard and door to:

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl ceramic sink with drainer. Inset Neff ceramic hob with extractor over and couble oven below. Space and plumbing for washing machine and dishwasher, space for fridge/freezer.

INNER HALWAY:

Window to front and door to garage. Double wooden sliding doors to shelved office/work station and **CLOAKROOM** with WC and cistern wash hand basin.

FIRST FLOOR LIVING ROOM:

Windows to front and rear. Vaulted ceiling with exposed beams, fitted storage cupboard and doors to:

BEDROOM 1:

Window to rear. Fitted wardrobe cupboards with wooden doors, exposed timbers, loft access and door to:

ENSUITE SHOWER ROOM:

Vaulted ceiling with exposed beams. Doubole shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

BEDROOM 2:

Window to rear. Fitted wardrobe cupboards with wooden doors, loft access and door to:

ENSUITE SHOWER ROOM:

Window to front. Double shower cubicle, wash hand basin, WC and decorative panelling.

OUTSIDE:

On entering the development there is an allocated parking space and access to the **GARAGE** with electric roller door, wall mounted boiler, power, light and water. A path to the side gives gated access to the garden and front door.

GARDEN:

Attractive garden located to the front of the property with a pergola adjacent to the front door. Paved seating areas and an area of artificial lawn all bordered by mature shrubs.

TENURE & SERVICES:

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.

