



16 The Close, Hatherden, Andover, SP11 0HW
Guide Price £400,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Situated in the heart of Hatherden, this attractive semi-detached home has been significantly improved and extended to create a stylish yet practical family home, with a layout that works effortlessly for day-to-day living.

The property is entered via a welcoming entrance hall, with a convenient downstairs cloakroom. To the front, a comfortable sitting room provides a cosy retreat, ideal for quieter evenings or family relaxation.

The real hub of the home lies to the rear, where a stunning extended kitchen/dining/family room creates an impressive open-plan space. Finished to a high standard and flooded with natural light from overhead skylights and rear doors, this area is perfect for family life—whether that's busy mornings, homework at the table, or entertaining friends. A separate utility room keeps the practicalities tucked away, while a dedicated study offers an ideal work-from-home setup or flexible playroom space.

Upstairs, there are three well-proportioned bedrooms, all offering comfortable accommodation for a growing family, along with a modern family bathroom.

Externally, the property continues to impress with driveway parking for multiple vehicles to the front. To the rear, the enclosed garden provides a safe and private space for children to play, along with a patio area ideal for outdoor dining and summer gatherings.



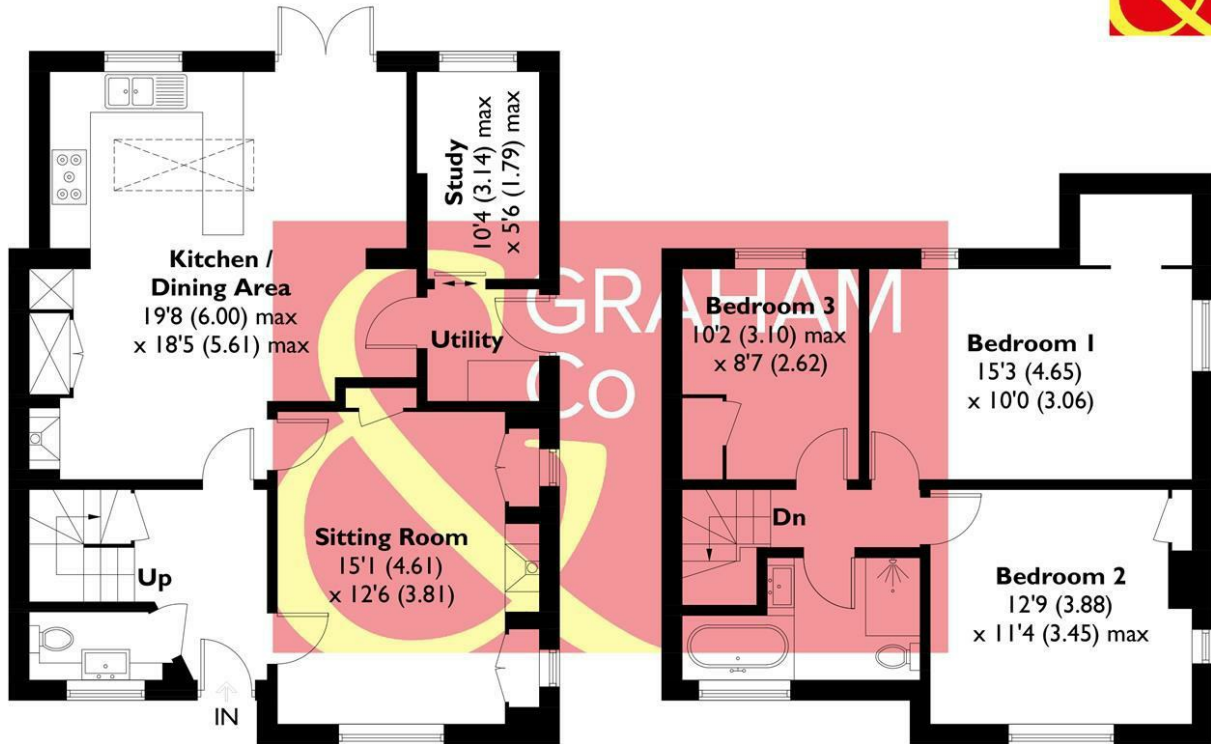


Hatherden is a charming village located in Hampshire, England, renowned for its picturesque countryside and historic charm. Nestled within the South Downs National Park, it offers a peaceful rural setting with traditional thatched cottages, lush green fields, and scenic walking trails. The village has a rich history dating back centuries, reflected in its old church and quaint local pub. Hatherden's close-knit community and tranquil atmosphere make it an ideal spot for those seeking a quiet retreat away from the hustle and bustle of city life, while still enjoying the natural beauty and heritage of Hampshire.





APPROXIMATE GROSS INTERNAL AREA = 1280 SQ FT / 118.9 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 (ID1273663) Produced for Graham & Co

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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (95 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 38 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Tax Band: C



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