



14 Shepherd's Rise, Vernham Dean, Andover, SP11 0HD  
Guide Price £395,000



## 14 Shepherd's Rise, Vernham Dean Andover, Guide Price £395,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a cul-de-sac location in the picturesque and sought after village of Vernham Dean, Graham & Co are delighted to bring to the market this spacious three bedroom detached property. The accommodation is set over two floors and benefits from an open entrance hall with cloakroom, living room with log burner and an open plan to dining room, kitchen and utility. To the first floor there are three bedrooms and bathroom, oil central heating and double glazing. Outside a driveway leads to the garage/store with a private landscaped garden to side and rear.



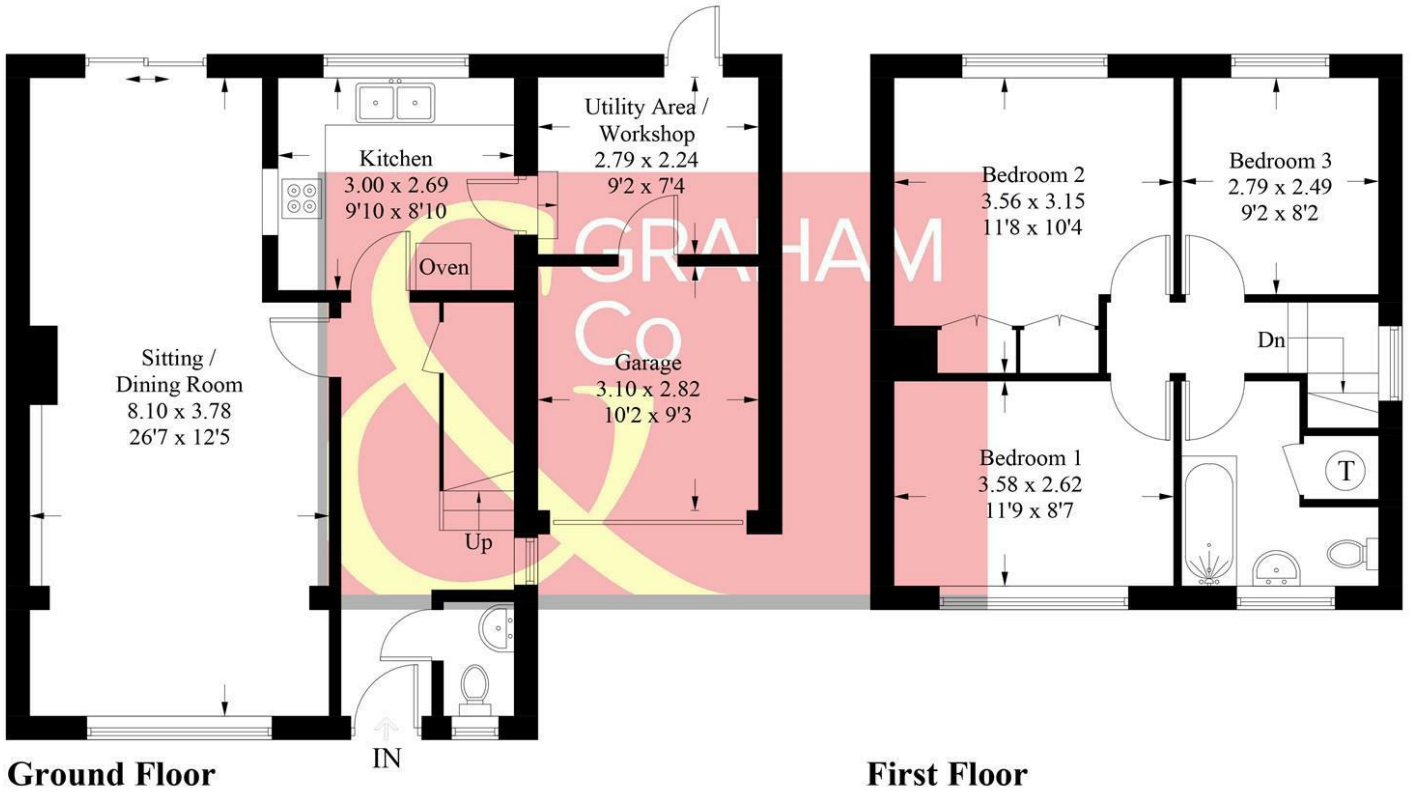


Vernham Dean is a picturesque village in northwest Hampshire, approximately 10 miles north of Andover and 15 miles south of Newbury, very near to the borders of Berkshire and Wiltshire. The village is situated in a conservation area within the North Wessex downs area of outstanding natural beauty. There are many footpaths, bridleways and lots of village led activities. Vernham Dean has a population of around 490 people and has numerous village facilities including a pre school, primary school, excellent country pub, church, village hall and playing fields which create a vibrant village community. Vernham Dean is conveniently located within catchment of excellent secondary schools.



# Shepherds Rise, SP11

Approximate Gross Internal Area = 107.0 sq m / 1152 sq ft  
(Including Garage)



PRODUCED FOR GRAHAM AND CO

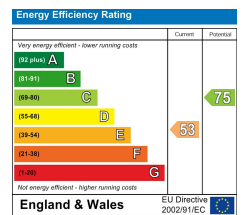
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID887558)

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