

## Clatford Manor, Upper Clatford, Andover, SP11



Approximate Area = 931 sq ft / 86.4 sq m  
 Garage = 127 sq ft / 11.7 sq m  
 Total = 1058 sq ft / 98.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1299494

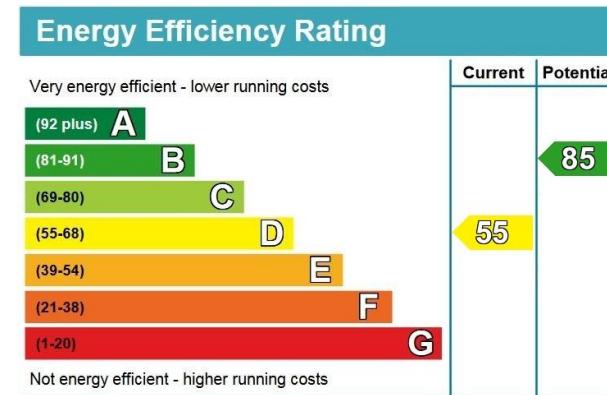
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## Clatford Manor, Upper Clatford

**Guide Price £305,000 Freehold**



- **Entrance Lobby**
- **Living Room**
- **Dining Room**
- **Kitchen**
- **Bathroom**
- **Garage**
- **Conservatory**
- **3 Bedrooms**
- **Attractive Garden**
- **No Onward Chain**

**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.

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**DESCRIPTION:**

Offered for sale with no onward chain, this end of terrace house enjoys an outlook to the front over a green in the sought after village of Upper Clatford. The accommodation comprises entrance lobby, living room with open plan access to a dining room, a conservatory, kitchen, three bedrooms and a bathroom. Outside there is an attractive garden with a decked seating area and a garage located to the rear.

**LOCATION:**

The village of Upper Clatford lies just south of Andover, in the valley of the River Anton, just upstream from its confluence with the River Test at Chilbolton and provides numerous country and riverside walks. The village hosts the Crook and Shears public house plus a village hall and parish church. The neighbouring village of Goodworth Clatford has a playing field with a new playground plus a Post Office and Village Store, its own Church, a Primary School, a Village Hall and two Public Houses. 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 line to London's Waterloo in just over an hour, whilst the nearby A303 offers good road access to both London and the West Country. Nearby Stockbridge, itself straddling the River Test which flows through its high street, offers an abundance of independent specialist shops, tearooms, pubs and

**ACCOMMODATION:**

Front door into ENTRANCE LOBBY with coat hanging and door to:

**LIVING ROOM:**

Window to front. Stairs to first floor, feature brick chimney breast, parquet flooring and open access to:

**DINING ROOM:**

Arch to kitchen, parquet flooring and patio doors to:

**CONSERVATORY:**

Triple aspect with French doors to garden.

**KITCHEN:**

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Space for electric cooker with extractor over, space and plumbing for washing machine and dishwasher, space for fridge/freezer.

**FIRST FLOOR LANDING:**

Loft access and doors to:

**BEDROOM 1:**

Window to front and fitted cupboard.

**BEDROOM 2:**

Window to rear. Airing cupboard with hot water tank and shelving and further fitted cupboard.

**BEDROOM 3:**

Window to front and over-stairs storage cupboard.

**BATHROOM:**

Window to rear. Panelled bath with shower over, wash hand basin and WC.

**OUTSIDE:**

To the front there is an area of artificial lawn with a path to the front door.

**REAR GARDEN:**

Decked seating area adjacent to the house. The remainder is laid to artificial lawn with an area of gravel and gated access to the GARAGE.

**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.

