



14 Shepherd's Rise, Vernham Dean, Andover, SP11 0HD  
Guide Price £415,000



## 14 Shepherd's Rise, Vernham Dean Andover, Guide Price £415,000

### 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.



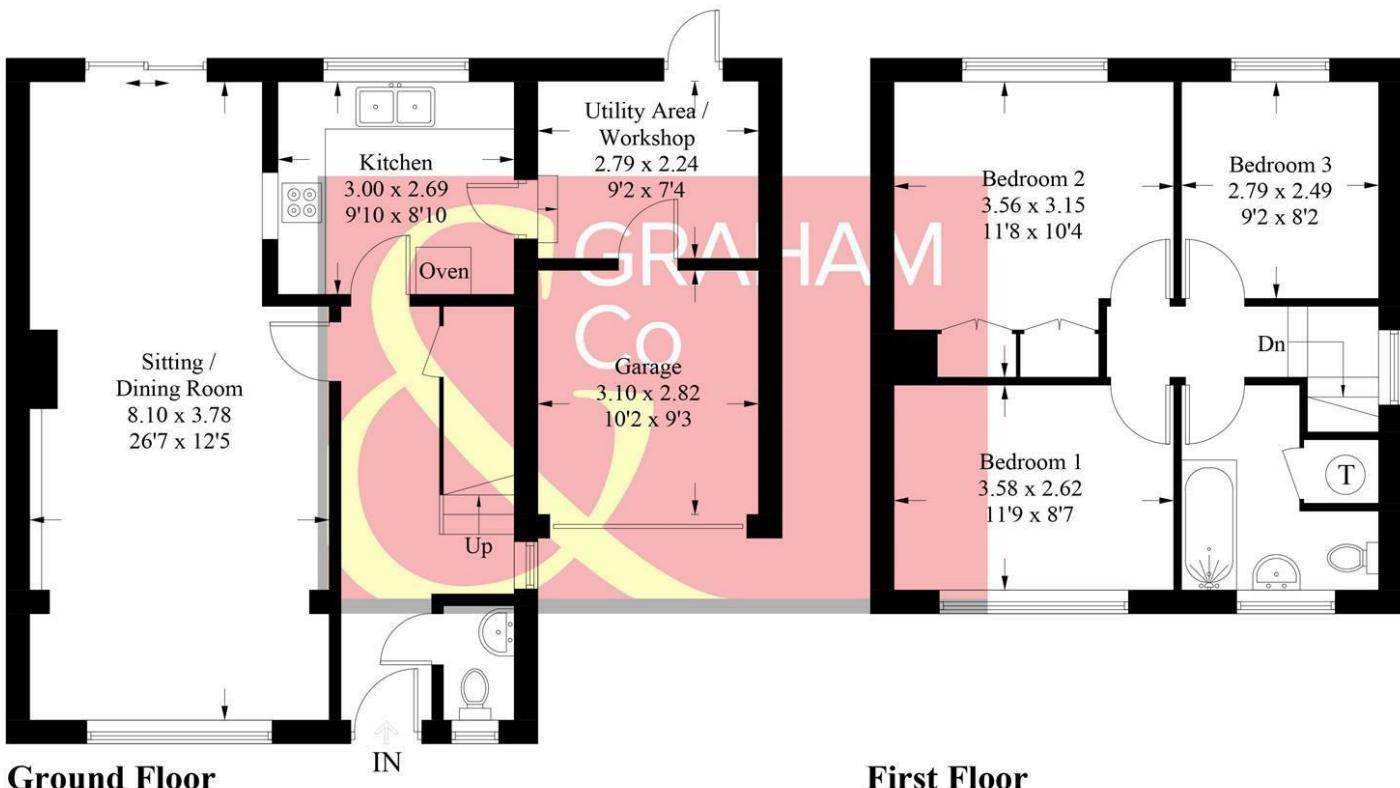


Vernham Dean is a picturesque village in northwest Hampshire, approximately 10 miles north of Andover and 15 miles south of Newbury, very near to the borders of Berkshire and Wiltshire. The village is situated in a conservation area within the North Wessex downs area of outstanding natural beauty. There 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)



**Ground Floor**

**First Floor**

### 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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**Tax Band: D**



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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(58-68) D	
(39-57) E	53
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.