



22 Clatford Manor, Upper Clatford, Andover, SP11 7PZ
Offers In Excess Of £299,950



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Located in the charming village of Upper Clatford, Andover, this delightful mid-terrace house at Clatford Manor offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this property is the ample parking space available for up to three vehicles, a rare find in many urban settings.

The location in Upper Clatford is particularly appealing, offering a peaceful village lifestyle while still being within easy reach of Andover's amenities. Residents can enjoy the tranquillity of rural living, with local shops, schools, and parks just a short distance away.

This property presents an excellent opportunity for those looking to settle in a friendly community, with the added benefit of modern living comforts. Whether you are a first-time buyer or seeking a family home, this mid-terrace house is sure to impress. Do not miss the chance to make this lovely property your new home.



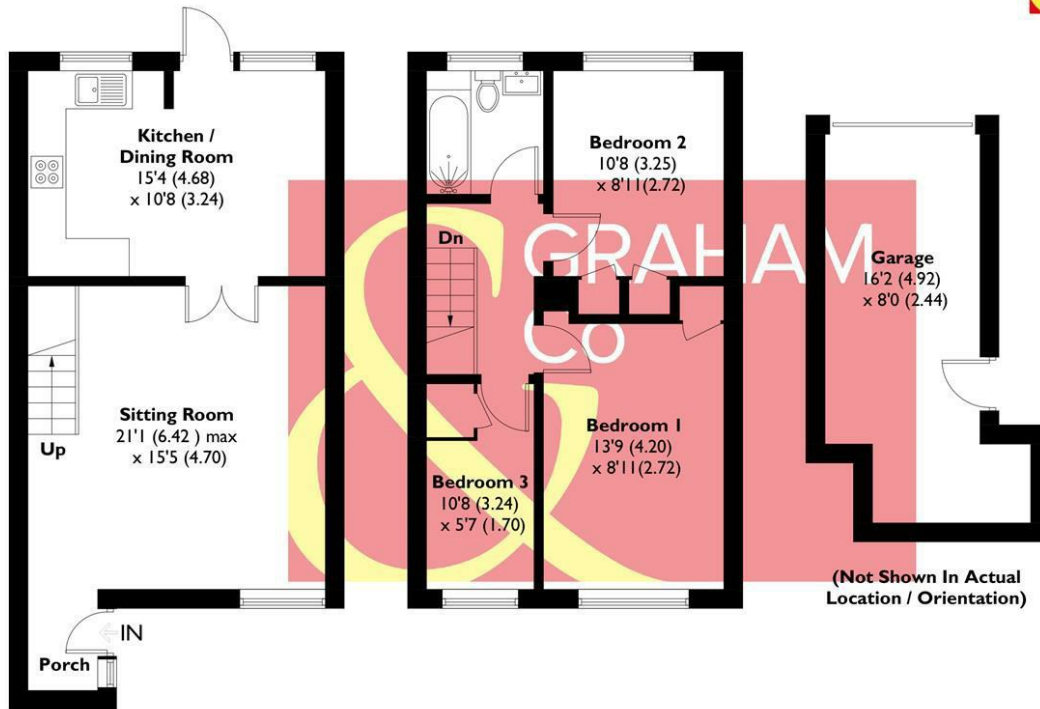


Upper Clatford is an extremely picturesque village situated in the Anton Valley. There are a wealth of thatched cottages all set within a convenient location close to open countryside, Andover Town and the A303. The village has an attractive thatched pub, beautiful and tranquil 12th century church set beside a water meadow and thriving village hall with numerous community groups. Nearby Goodworth Clatford has a village primary school and popular village store.





APPROXIMATE GROSS INTERNAL AREA = 850 SQ FT / 79.0 SQ M
GARAGE = 164 SQ FT / 15.2 SQ M
TOTAL = 1014 SQ FT / 94.2 SQ M



GROUND FLOOR
436 SQ FT / 40.5 SQ M

FIRST FLOOR
414 SQ FT / 38.5 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 (ID1308083)
Produced for Graham & Co

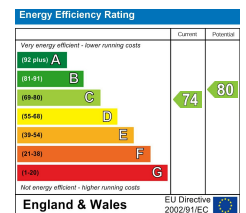
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