



44 ABOVE TOWN, UPPER CLATFORD, ANDOVER, HAMPSHIRE SP11 7QA
GUIDE PRICE £325,000 FREEHOLD



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A well-presented semi-detached house with a southerly garden in accessible village with facilities.

Circa 1984, the property has been improved and modernised to create a charming village home.

The accommodation is as shown by the indicative floor plans and photographs. A useful work from home study space could be used as an occasional guest bedroom.

The southerly garden to the rear backs onto land above Upper Clatford Village Hall. The garden is stepped upwards, with planted beds and seating areas on two levels.

The garage has been converted to accommodate a small workshop area and an adjoining shed.

Parking to the side and an older conservatory to the rear provide potential for extension in due course, subject to obtaining the necessary consents and permissions.

EPC – C, Test Valley Borough Council Tax Band C

Tenure: Freehold

Agents Note: A schedule of the covenants affecting the property is available on request.

LOCATION

Above Town is a mixed residential development, dissected by a footpath.

Situated above the village. Upper Clatford parish comprises the communities known locally as Upper Clatford, Anna Valley and Red Rice. The parish is situated south of Andover and is separated from Andover by a designated Gap through which the Anton River flows.

The Upper Clatford element of the parish is in a Conservation area, situated on the banks of the Pillhill Brook carrier and the River Anton.

Village facilities include a pub, a community owned village store, a village hall, and a church.

Andover train station is around two miles. The A303 is some one and a half miles.

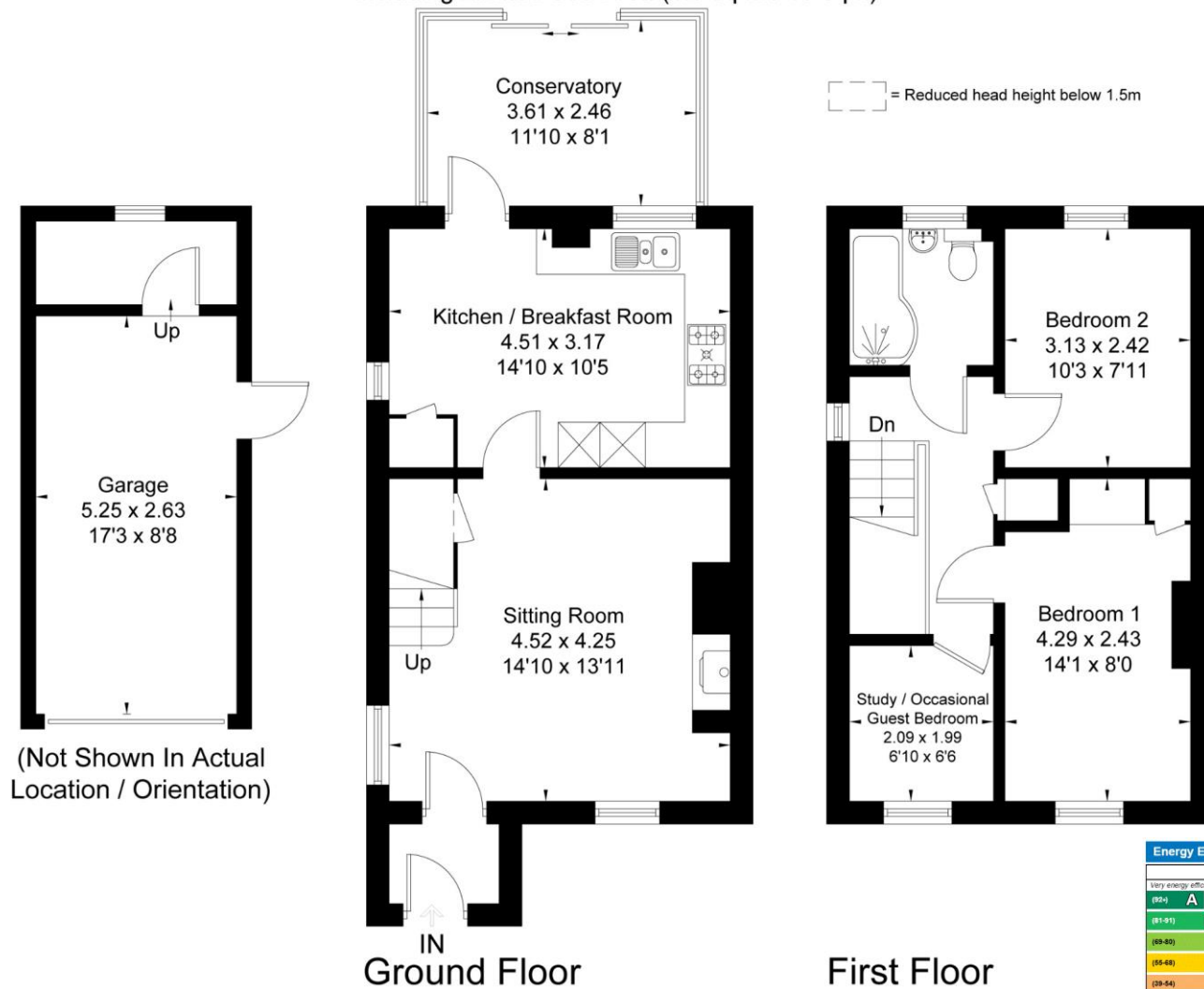
DIRECTIONS

What3Words:///flat.guides. visit

Above Town is accessed from the Red Rice Road to the southwest. The Village of Upper Clatford can also be reached via Bawksbury Hill from the northwest or via Norman Court Lane and Water Lane from the northeast. Upon entering Above Town, follow the road southwards, passing a mixture of architectural and property styles. Number 44 is on the right, as the left-hand house of a pair of semis.



Approximate Area = 80.1 sq m / 862 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 97.3 sq m / 1047 sq ft
 Including Limited Use Area (1.8 sq m / 19 sq ft)



(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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