



**EVANS & PARTRIDGE**

**BLACKBIRD COTTAGE**  
134 UPPER CLATFORD, HAMPSHIRE



# **BLACKBIRD COTTAGE, 134 UPPER CLATFORD, ANDOVER, HAMPSHIRE SP11 7PS**

**A PICTURESQUE DETACHED GRADE II LISTED PERIOD COTTAGE SITUATED IN A DELIGHTFUL GARDEN  
ON THE EDGE OF THIS SOUGHT AFTER VILLAGE**

SMALL RECEPTION HALL \* SITTING ROOM \* STUDY / OCCASIONAL BEDROOM THREE  
KITCHEN / BREAKFAST ROOM \* REAR LOBBY \* UTILITY / BOILER ROOM \* CLOAKROOM  
TWO BEDROOMS \* BATHROOM  
GARAGE \* AMPLE PARKING \* MATURE WELL STOCKED GARDEN

**OFFERS INVITED AROUND £450,000 FOR THE FREEHOLD**

## **DESCRIPTION**

An attractive detached Grade II listed period cottage, constructed of white washed rendered elevations under a thatched roof, partly rethatched in 2017 and the exterior rendering repainted. The cottage has a wealth of character with exposed beams and timbers and the accommodation comprises a sitting room with deep inglenook fireplace with door and steps into a study (which could be used as an occasional third bedroom), a kitchen/breakfast room which has been refitted and an Aga within the inglenook fireplace as well as a walk-in larder with cold shelf. From the rear lobby a door leads into a utility room housing a 'Grant' oil fired boiler with further door into a separate WC. To the first floor there is a master bedroom with windows on two aspects (formerly believed to have been two rooms, which could be re-instated if required), a second bedroom with attractive views over the garden and a newly fitted bathroom with white suite and shower.

Recent Improvements: Repainting of the front exterior wall; partial rethatching of the roof; refitting of the kitchen and bathroom; installation of a new 'Grant' oil fired condensing boiler and new oil tank; partial rewiring; new carpet in the sitting room; installation of heat and carbon monoxide detectors in the living room, kitchen and utility and smoke alarms in the loft, landing, lobby and study/bedroom three.

## **LOCATION**

The property is situated on the edge of the village of Upper Clatford, which is renowned for its period cottages and has a public house, church and village hall. Everyday necessities can be purchased at the Post Office/store in the neighbouring villages of Goodworth Clatford. Andover, approximately 1½ miles away, offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to Waterloo. The A303 is close at hand allowing convenient road access to London and the West Country.

## **ACCOMMODATION**

Thatched covered ENTRANCE PORCH with light. Front door leading into:

SMALL ENTRANCE HALL Quarry tiled floor. Latch door leading to sitting room. Open entrance into kitchen/breakfast room.

SITTING ROOM Deep inglenook fireplace with exposed beam over. Small paned windows to front aspect. Exposed beams to ceiling. Display recess to one wall. Wall light points and two spot lights. Cupboard housing meter/fuse box. Two radiators. Latch door with steps leading down into:

STUDY / OCCASIONAL BEDROOM THREE Secondary glazed windows on two aspects. Wall light points. TV point. Telephone point. Extensive shelving. Radiator.

KITCHEN / BREAKFAST ROOM Deep Butler china sink unit with stainless steel taps and iroko drainer to either. Granite work surface with integrated dishwasher beneath, cupboards and drawers to either side, oak shelving above. Recess to one wall with oak shelving. Ample space for breakfast table and upright fridge/freezer. Quarry tiled floor. Painted ceiling timbers and beams with LED lighting. Large former inglenook fireplace with beam over with inset oil fired Aga for cooking, iroko surface to one side with two ring induction hob with under oven and grill, tiled splash back with LED lighting and brick arch to one side depicting original opening into bread oven. Latch door large walk-in larder cupboard with deep slate slab, shelving over and window to side. Door leading to:

REAR LOBBY Staircase rising to first floor. Understairs storage cupboard with light. Quarry tiled floor. Small paned window to front aspect. Exposed beams and timbers. Wireless thermostat. Latch door leading into:

UTILITY / BOILER ROOM Work surface with 'Grant' oil fired condensing boiler (2016) and plumbing for washing machine beneath. China sink unit with cupboard beneath. Small secondary glazed window to front and door leading to garden. Wall cupboard. Vinyl tiled flooring. Radiator. Latch door to:

CLOAKROOM Low level WC suite. Wall mirror. Secondary glazed window to side. Vinyl tiled flooring. Radiator.

### FIRST FLOOR

Small pane window over staircase.

LONG LANDING Exposed chimney breast. Access to loft. Smoke alarm. Radiator. Doors to:

BEDROOM ONE Small paned window overlooking main garden. Further window to side aspect with far reaching views. Built-in wardrobe cupboard with hanging rail and shelving. Exposed timbers. Two radiators.

BEDROOM TWO Small paned window to front aspect. Deep wardrobe cupboard. Radiator.

BATHROOM Newly fitted with white suite comprising panelled bath with mixer tap and shower unit, glass screen and tiled surround. Wash hand basin with mixer tap, cabinet with shaver point and inset lighting above. Close coupled WC suite. Vinyl flooring. Mainly tiled walls. Exposed timber. Secondary glazed window. Chrome heated towel rail/radiator.

### OUTSIDE

***Well enclosed cottage garden designed to encourage nature and wildlife***

THE GARDENS Well enclosed by mature plants and trees including Yew and screen fencing. The garden has been designed to encourage wildlife and is mainly laid to lawn with well stocked herbaceous borders and vegetable garden comprising soft fruit beds (gooseberries, blackberries, strawberries, redcurrant and white currant). Cordon apple. Apple and pear trees. Flowering Cherry. Magnolia. Large paved patio area, ideal for 'al fresco' dining with dwarf brick faced borders with paved pathway leading through a picket gate to the garage and gravelled parking area beyond with parking for three to four cars.

GARAGE Rendered construction. Up and over door. Small pane half glazed panelled door to rear.

Timber garden shed. Chicken coop. Sensor lighting. Heavy duty plastic oil tank. Outside tap.

## **SERVICES**

Mains electricity, water and drainage. New 'Grant' oil fired condensing boiler for central heating and domestic hot water. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

## **DIRECTIONS**

Post code SP11 7PS. Proceed along Stockbridge High Street in an easterly direction and take the A3057 towards Andover. After passing the lane on the left hand side to Goodworth Clatford, take the next turning on the left to Upper Clatford. Continue along this road, turning left over the small bridge, passing the church on the right hand side. Continue over the main bridge and at the junction turn right. Continue up the hill through the village and round the sharp left hand bend and the property will be found on the left hand side, just before a sharp bend to the right.

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS AND PARTRIDGE Tel. 01264 810702 [www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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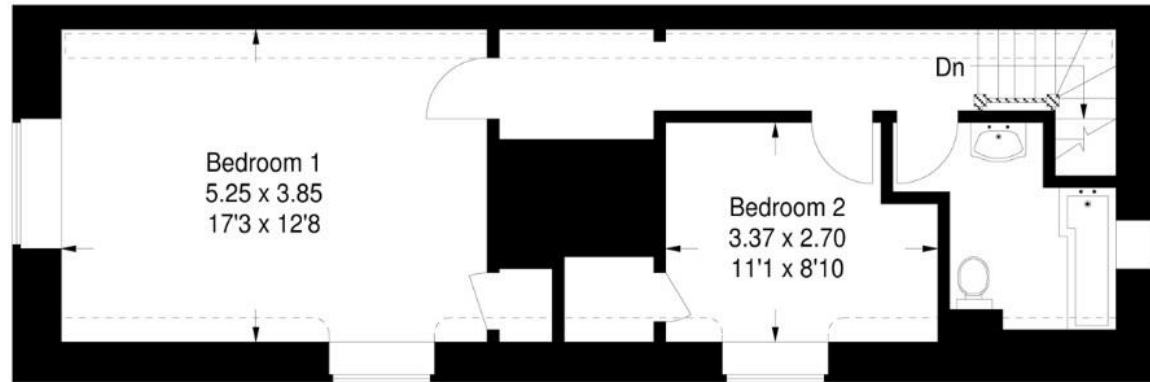


# 134 Upper Clatford, Andover, Hampshire, SP11 7PS

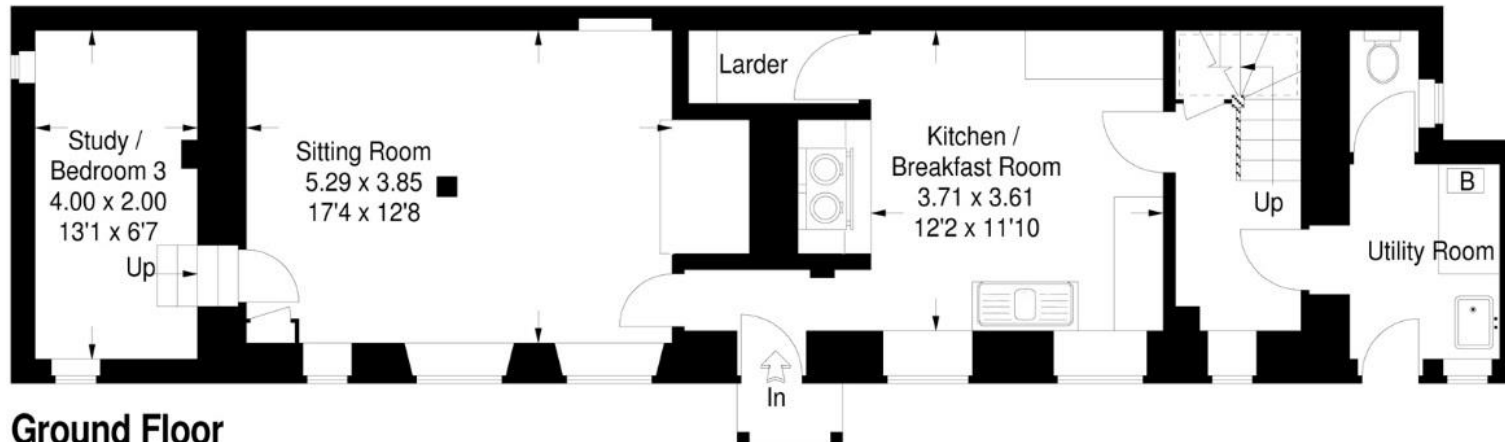
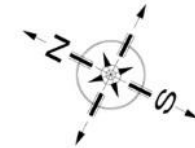
Approximate Gross Internal Area :- 118 sq m / 1270 sq ft

Garage :- 16 sq m / 172 sq ft

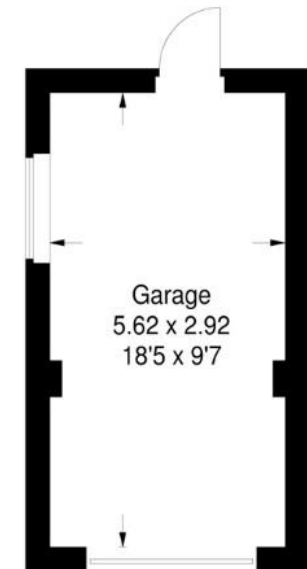
Total :- 134 sq m / 1442 sq ft



**First Floor**



**Ground Floor**



**Garage**

(Not Shown In Actual Location/ Orientation)

 = Reduced headroom below 1.5 m / 5'0

FLOORPLANZ © 2012 0845 6344080 Ref 93529

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.