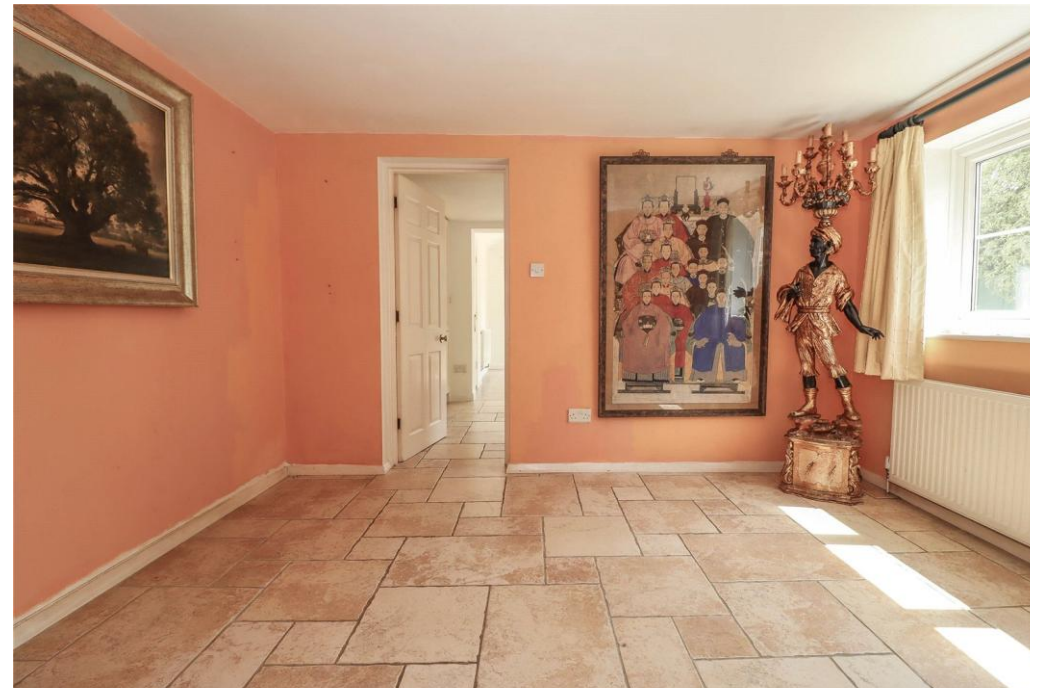




EMBER COTTAGE, UPPER CLATFORD
HAMPSHIRE

EVANS & PARTRIDGE







EMBER COTTAGE, UPPER CLATFORD, ANDOVER, HAMPSHIRE, SP11 7QD

A CHARMING DETACHED COTTAGE WITH A LEVEL SOUTH FACING GARDEN, IDEALLY SITUATED IN THE HEART OF THE VILLAGE. THE PROPERTY OFFERS WELL BALANCED ACCOMMODATION INCLUDING THREE BEDROOMS, TWO RECEPTION ROOMS AND AN IMPRESSIVE OPEN PLAN KITCHEN GARDEN ROOM FORMING PART OF A RECENT EXTENSION.

**DETACHED CHARACTER COTTAGE
CENTRAL VILLAGE SETTING
GATED DRIVEWAY AND PARKING
LEVEL GARDEN
GOOD VILLAGE PUB AND WALKS**

OFFERS INVITED AROUND: £595,000 Freehold

DESCRIPTION

A detached character cottage situated in the very heart of the village, featuring a gated driveway, wrap around garden and a desirable southerly aspect. The property is smooth rendered under a slate roof and has a long, distinctive layout, affording lots of light through the southerly facing windows. The principal living areas and main bedroom are positioned at either end of the house, enhancing the sense of space. The accommodation is well balanced and beautifully presented throughout. A central reception hall with cloakroom provides access to the main rooms. At one end of the house is a generous dual aspect living room with a fireplace and a wide bay window. There is also a separate dining room, ideal for entertaining. The kitchen opens into a modern garden room which is dual aspect and features two sets of glazed doors opening directly onto the garden. There are three bedrooms, including a principal suite with en suite shower room, and two further bedrooms, both with extensive fitted storage. A family bathroom completes the accommodation. Outside the level garden wraps around the cottage enjoying a sunny southerly outlook. A gated driveway provides secure off-road parking. The property offers great scope for modernisation and re-style to suit the new owner and is a well placed property for potential investment situated in a sought after village.

LOCATION

The property is situated in the village of Upper Clatford which has a public house, church and village hall, with everyday necessities being purchased at the Post Office/store in the neighbouring village 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 and the cathedral cities of Winchester and Salisbury are both within 20 minutes' drive. There is also an excellent choice of private schools in the area: Farleigh, Cheam, St Gabriel's, Winchester College, St Swithun's and Pilgrims as well as Peter Symonds College in Winchester.

ACCOMMODATION

Porch	Wide with exposed brick post and low wall to one side. Quarry tile flooring, overhead light and a panelled front door with full-height obscured glazing to one side opening into:
Reception Hall	Spacious. Turning staircase rising to the first floor. A range of cupboards beneath, including a full height cloaks cupboard. Wall light and tiled flooring. Panel doors lead to the living room, dining room and cloakroom.
Cloakroom	Fitted with a wash hand basin with tiled splashback and cupboard beneath, low level WC, tiled flooring, and obscure glazed window. Fuse box, electric heater and ceiling light point.
Living Room	A generous dual-aspect room centered around a limestone open fireplace with electric log-effect fire to front. Recesses to either side of the chimney breast provide display/ storage space. A wide bay picture window to the front aspect and an additional side window allows plenty of natural light. Wall light points.

Dining Room	Picture window overlooking the garden. Ceramic tiled flooring, wall light points and a panel door leading into the dining room.
Dining Room	Open plan kitchen with adjoining garden room.
Kitchen Area	Well appointed with roll top work surfaces, ceramic sink with mixer tap, drainer and tiled splashbacks. A range of cream fronted high and low cupboards and drawers with tall larder cupboard. Eye level double oven and grill. Four ring ceramic hob with extractor above. Space and plumbing for dishwasher, under-counter fridge and freezer and space for a washing machine. Ceramic tiled flooring, window to side aspect and ceiling spotlights.
Garden Room	Dual aspect bright and versatile space with a pair of glazed double doors opening to the rear patio and garden. Vaulted ceiling with spotlights and ample space for dining and seating furniture. Deep storage cupboard housing Worcester gas-fired boiler and additional storage space.
Landing	Long landing with ceiling light point, loft hatch and panel doors to all rooms.
Principal Bedroom	Accessed via an initial hallway with door to the en suite. A large dual aspect double bedroom featuring a range of built-in full height wardrobes. Picture window to the front and additional window to the side. Ceiling light point.
En Suite Shower Room	Comprising a wash hand basin with mixer tap, mirror-fronted cabinet with lights above and cupboard/drawers beneath. Corner shower cubicle, low level WC, fully tiled flooring and walls, obscure glazed window and ceiling light point.
Bedroom 2	A double bedroom with window to the side aspect overlooking the garden. Built-in wardrobes with central mirror and ceiling light point.
Bedroom 3	Window to the side overlooking the garden with a comprehensive range of built-in wardrobes to one wall. Ceiling light point.
Family Bathroom	Fitted with a bath and mixer tap, wash hand basin set into a roll-top sill with double cupboard beneath and mirror-fronted cabinet above. Low level WC with concealed cistern, tiled flooring and walls, ceiling light point, obscure glazed window and towel radiator.
Outside	A five-bar gate opens off the central village street onto a block-paved driveway with parking for 2–3 vehicles. Established shrubs line one side with fencing on the boundary; the opposite side is enclosed by a rendered wall. A curved stone-capped low wall retains a well stocked herbaceous border with specimen tree. Further gravel parking area and a low brick wall screens the front boundary. Well stocked flower border extends to the side of the porch. A five-bar gate opens off the central village street onto a block-paved driveway with parking for 2–3 vehicles.
Main Garden	A generous, wrap-around level lawn surrounded by herbaceous borders and specimen trees. Fully enclosed with a mix of walls, panel fencing, and mature hedging, offering excellent privacy and a tranquil setting.
Services Council Tax F	Mains water and drainage, electricity, gas central heating.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

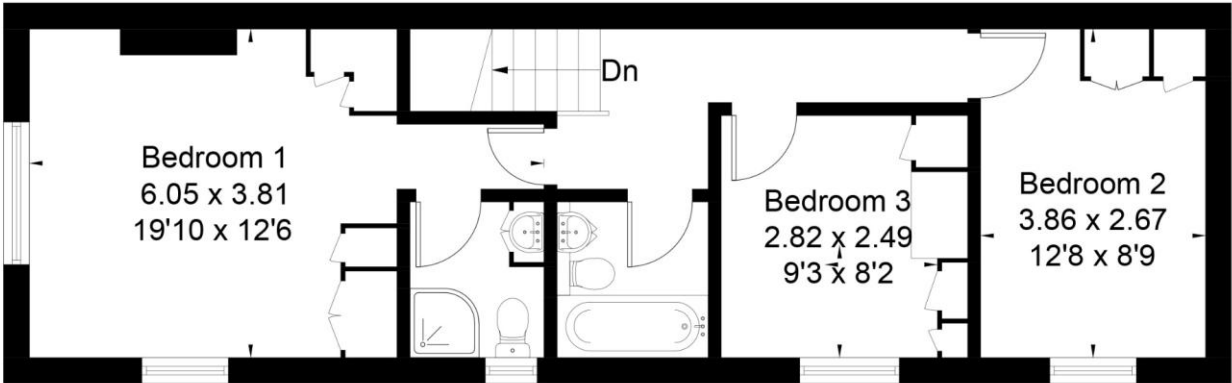
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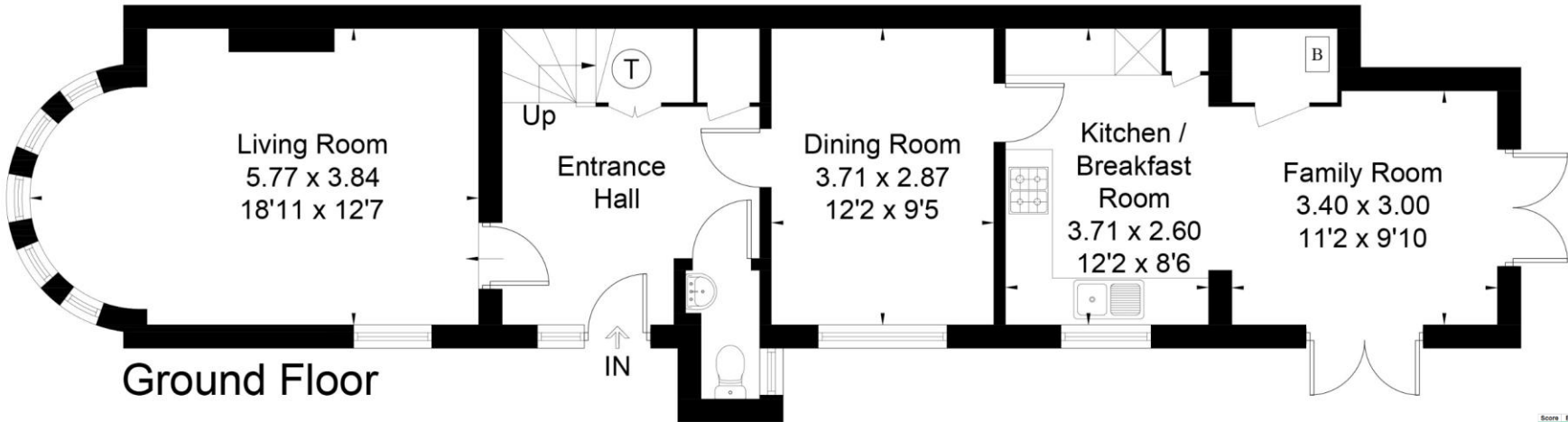
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Approximate Floor Area = 120.5 sq m / 1297 sq ft



First Floor



Ground Floor



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