



45 Above Town, Upper Clatford, Andover, SP11 7QA  
Asking Price £365,000



## 45 Above Town, Upper Clatford Andover, Asking Price £365,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

This delightful three-bedroom semi-detached home is situated in the heart of Upper Clatford – a charming Hampshire village known for its sense of community, countryside surroundings, and close proximity to Andover town centre. Internally, the property has been tastefully updated by the current owners to offer a stylish and welcoming home ready to move into. The front-facing kitchen is both functional and fashionable, featuring modern cabinetry with clever storage solutions and a smart, efficient layout. The real showpiece is the spacious triple-aspect living/dining room, which is flooded with natural light thanks to windows to the front, side, and rear. Patio doors lead directly to a sunny, south-facing garden, providing an ideal space for entertaining or relaxing. Upstairs, there are three bedrooms and a beautifully finished bathroom. The bathroom benefits from a clever pocket door, which enhances both practicality and space. Significant improvements include a full re-wire, hard-wired smoke alarms and a new roof. The detached garage has been upgraded with power and lighting, and is attractively finished with timber batten cladding. To the rear of the garage is an additional storage shed, perfect for garden tools or bikes. The rear garden is enclosed by timber fencing and features a patio area directly off the back of the house. Gated side access leads to the private driveway, which comfortably accommodates two vehicles. Backing onto the village hall grounds, this home offers privacy, peaceful surroundings, and access to beautiful country walks – all while being just a short distance from Andover's amenities, transport links, and schools.





### Upper Clatford

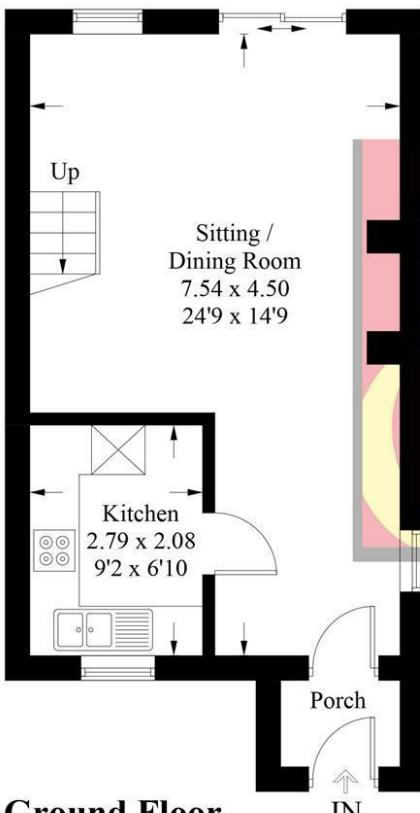
Upper Clatford is an extremely picturesque village situated in the Anton Valley. There are a wealth of thatched cottages all set within a convenient location close to open countryside, Andover Town and the A303. The village has an attractive thatched pub, beautiful and tranquil 12th century church set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



## Above Town, SP11



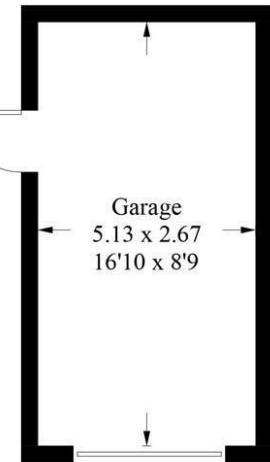
Approximate Gross Internal Area = 70.3 sq m / 757 sq ft  
 Garage = 13.6 sq m / 146 sq ft  
 Total = 83.9 sq m / 903 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

### 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 (ID1207219)

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