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Blackbird Cottage Upper Clatford, Andover, SP11 7PS
Asking Price £549,950



# Blackbird Cottage Upper Clatford, Andover, Asking Price £549,950

## PROPERTY DESCRIPTION BY Mr Guy Sommerville

This picturesque detached Grade II Listed cottage occupies a delightful position on the edge of the sought-after village of Upper Clatford. With its whitewashed elevations and traditional thatched roof, the property has an abundance of charm from the moment you arrive. The current owners have created a particularly warm and welcoming home, beautifully decorated in a cosy cottage style that complements its wealth of original features. Exposed beams, latch doors, small-pane windows and impressive fireplaces are combined with an updated kitchen and practical accommodation. A thatched entrance porch opens into a small reception hall. The atmospheric sitting room centres around a substantial inglenook fireplace with an exposed timber beam above. Steps lead into the adjoining study, a versatile room that could also serve as a snug, home office or occasional third bedroom. The attractive kitchen/breakfast room has been thoughtfully updated to complement the character of the property. It provides an excellent range of cabinetry and work surfaces, a Butler-style sink, integrated dishwasher and space for a breakfast table. The former inglenook fireplace, original bread-oven opening and walk-in larder provide further interest. A rear lobby leads to the utility/boiler room, garden access and separate cloakroom. Upstairs are two bedrooms and the family bathroom. Bedroom one is a generous double room with exposed timbers, built-in storage and views over the garden. The second bedroom also features a deep built-in wardrobe, while the bathroom is fitted with a white suite and shower over the bath. Outside, the beautifully established cottage garden is laid principally to lawn, complemented by mature trees, shrubs, well-stocked borders and fruit trees. A generous paved terrace provides an inviting setting for outdoor dining. A pathway leads to the garage and gravel driveway, offering ample parking for several vehicles.







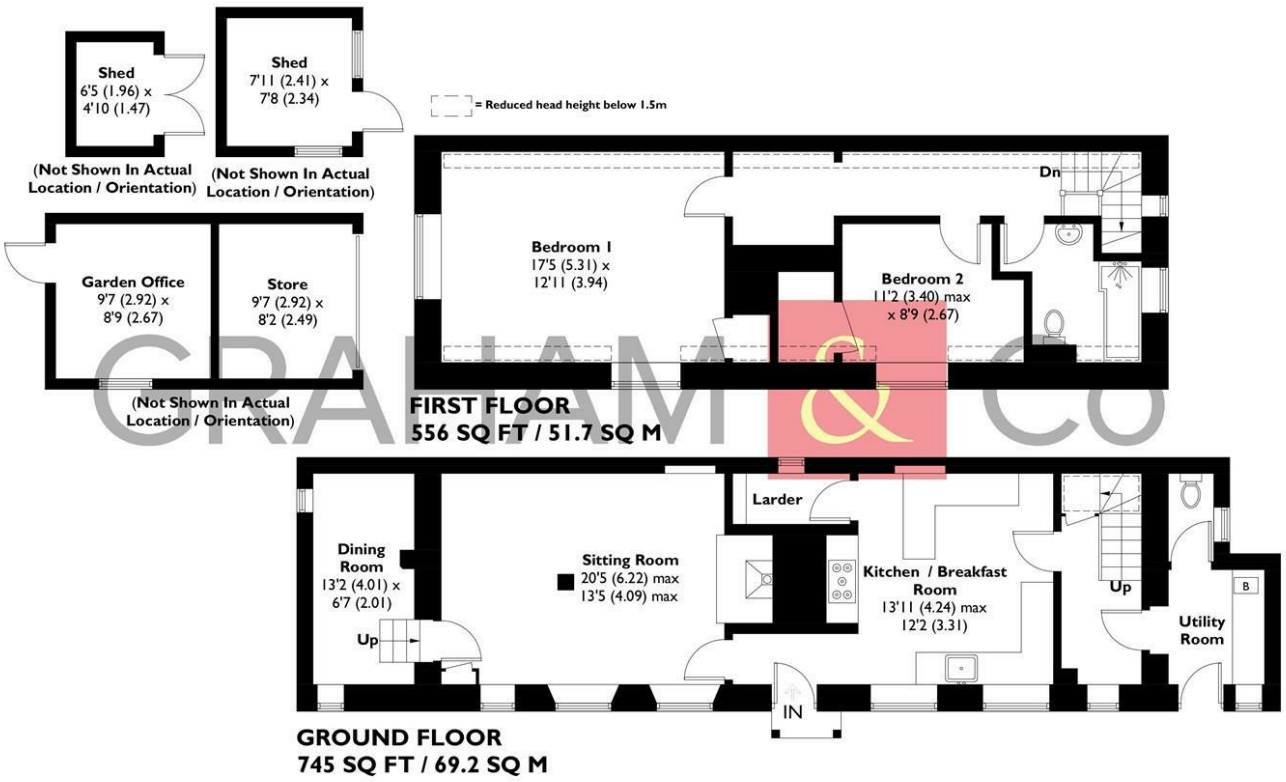
Upper Clatford is one of the area's most sought-after villages, admired for its attractive period properties and strong sense of community. Village amenities include a public house, church and village hall, while the neighbouring village of Goodworth Clatford has a Post Office and everyday store.

Andover lies approximately two miles away and provides a comprehensive range of shops, schools, leisure facilities and a mainline railway station with direct services to London Waterloo. The nearby A303 offers convenient road access towards London, Salisbury and the West Country.



APPROXIMATE GROSS INTERNAL AREA = 1301 SQ FT / 120.9 SQ M
OUTBUILDINGS = 265 SQ FT / 24.6 SQ M
TOTAL = 1566 SQ FT / 145.5 SQ M

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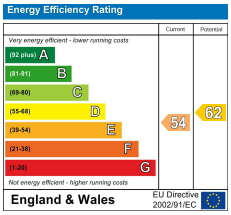

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1335555)
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