



Mayfield House Red Rice Road, Upper Clatford, Andover,
SP11 7PU
Guide Price £675,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This one-of-a-kind, beautifully presented detached family home offers generous and versatile accommodation, featuring an open fire and complemented by a substantial garden and double garage, all set within the heart of a lovely village.

The property is approached via a welcoming entrance hall which sets the tone for the space and flow throughout. The ground floor provides a superb balance of living and entertaining areas, including a spacious sitting room ideal for family life, a separate dining room perfect for hosting, and a well-appointed kitchen/breakfast room with direct access to the garden. A useful utility room, cloakroom and a dedicated study or home office further enhance the practicality of the layout.

Upstairs, the accommodation continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from a dressing area and its own ensuite facilities, while the remaining bedrooms are served by a family bathroom. The layout offers flexibility for growing families, guests, or those seeking additional workspace at home.

Externally, the property enjoys a generous and established rear garden, mainly laid to lawn and bordered by mature planting, providing a peaceful and private outdoor space ideal for relaxation and entertaining. The double garage and driveway parking add further convenience.

This is a wonderful opportunity to acquire a substantial village home offering space, comfort and a sought-after lifestyle, all within a charming and well-regarded rural community.



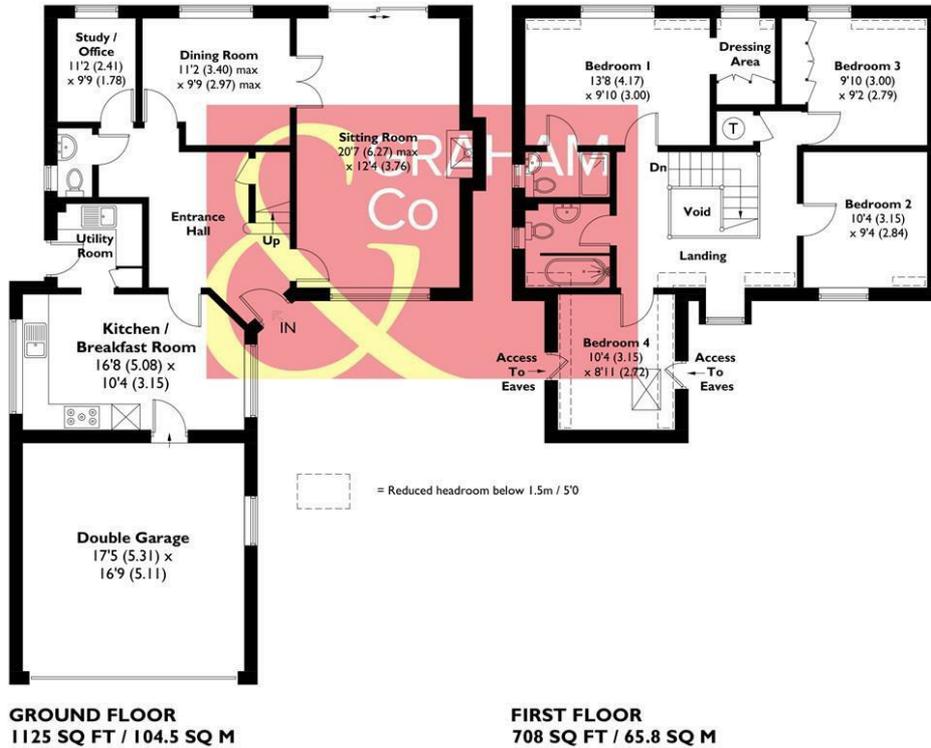


Upper Clatford is an extremely picturesque village situated in the Anton Valley. There are a wealth of thatched cottages all set within a convenient location close to open countryside, Andover Town and the A303. The village has an attractive thatched pub, beautiful and tranquil 12th century church set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





**APPROXIMATE GROSS INTERNAL AREA = 1833 SQ FT / 170.3 SQ M
(INCLUDING DOUBLE GARAGE / EXCLUDING VOID)**



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 (ID1279418)
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Very energy efficient - lower running costs			
(95-100) A			80
(81-94) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: F



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