



2 Bendles Cottages, Upper Clatford, Andover, SP11 7QE
Asking Price £475,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

A beautifully presented Grade II listed cottage nestled in the sought-after village of Upper Clatford, offering a wonderful blend of period charm and practical modern living. Believed to have once operated as the village shop, the property retains a wealth of original features including exposed timber beams, an inglenook fireplace with bread oven, and characterful cottage proportions throughout. These features are thoughtfully complemented by updates that make the home comfortable and functional for modern life. The ground floor is arranged around a welcoming central sitting room, with the fireplace forming a striking focal point. Adjoining is a cosy snug, ideal for relaxing or informal dining, while to the front of the property is a study, formerly the village shop, providing an excellent space for home working. The country-style kitchen is well appointed and in keeping with the character of the cottage. To the first floor are three bedrooms, all featuring exposed beams and period detailing. Bedroom one offers the potential, subject to the necessary consents, to be divided to create a corridor leading through to bedroom two if required, allowing for flexibility of layout. A family bathroom completes the first-floor accommodation. Outside, the property benefits from an external covered utility area with plumbing for a washing machine and tumble dryer and housing the gas-fired boiler. There is also an attached brick-built storage shed, ideal for garden equipment and outdoor storage. A further highlight is the separate garden office, perfect for remote working or hobbies. This is a rare opportunity to acquire a characterful village home with a rich history, flexible living space and excellent ancillary accommodation, all set within a highly regarded Hampshire village.





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.



Upper Clatford, SP11

Approximate Gross Internal Area = 114.3 sq m / 1230 sq ft
 Garden Office = 6.5 sq m / 70 sq ft
 Total = 120.8 sq m / 1300 sq ft
 (Including Store)



Ground Floor

First Floor

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 (ID1070434)

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