



## REED COTTAGE

Upper Clatford





# GRADE II LISTED COTTAGE

A wonderfully renovated and thoughtfully extended, Grade II Listed property, presented in excellent decorative order. An ideal home in a charming and popular village.



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2 - 3

EPC

D

Local Authority: Test Valley Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, drainage, gas and electricity

Location: SP11 7QW [what3words.com/apply.tribune.bridge](https://what3words.com/apply.tribune.bridge)

**Guide Price: £1,150,000**





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Internally, the attractive drawing room is south facing with an impressive inglenook fireplace, exposed beams and bay window with a door leading into the garden. The recently extended, bespoke kitchen/living/dining room has limestone flooring with underfloor heating, integrated Bosch appliances and quartz worktops. There is also good sized study, utility room and cloakroom on the ground floor. On the first floor there are two double bedrooms within the original cottage, and a principal bedroom with en suite bathroom within the new extension, as well as a single bedroom. The renovation work has included built-in storage, re-wiring and plumbing (including boiler) and an oak framed garage with storage above. The garden was landscaped in 2021 with a new lawn, flower beds, hedging and a raised driveway.









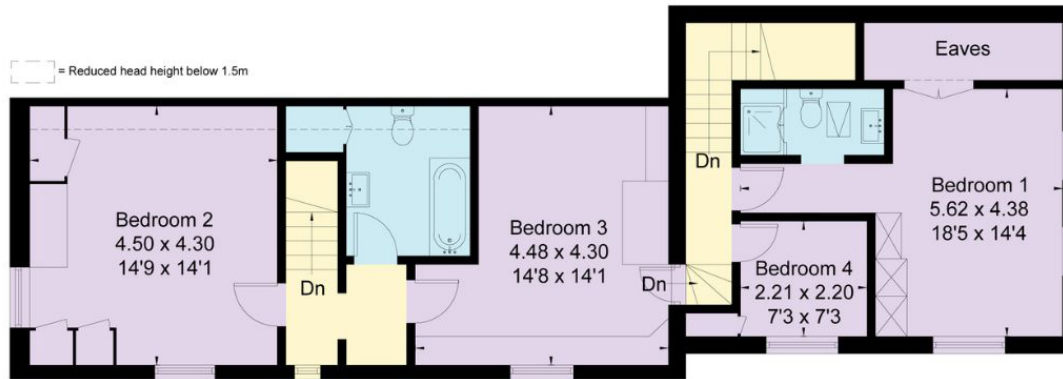
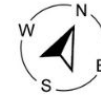


Approximate Floor Area = 191.2 sq m / 2058 sq ft (Excluding Eaves)

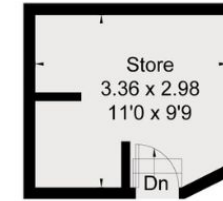
Garage = 20.8 sq m / 224 sq ft

Outbuildings = 9.9 sq m / 106 sq ft

Total = 221.9 sq m / 2388 sq ft



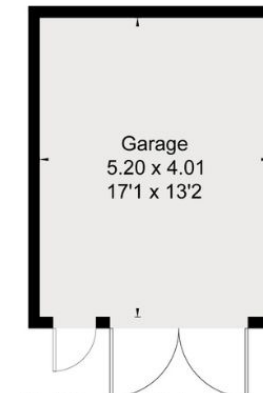
First Floor



(Not Shown In Actual  
Location / Orientation)



Ground Floor



(Not Shown In Actual  
Location / Orientation)

(Including Basement / Loft Room)

Approximate Gross Internal Area = 191.19 - 221.85 sq m / 2,058 - 2,388 sq ft

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. (ID767266)

We would be delighted  
to tell you more.

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