



**2 CLAYTON MEWS**  
Guide Price £925,000

**Carter Jonas**



## 2 CLAYTON MEWS ST. MARY BOURNE ANDOVER SP11 6ZX

- Newbury and Newbury station 12 miles (Paddington Line)
- Whitchurch Station 5 miles (Waterloo Line)
- Winchester 16 miles
- M4 (J13) 16 miles A34 6 miles M3 15 miles

Entrance hall · kitchen/dining/family room · sitting room · utility room · WC cloakroom · 2 bedrooms with en suites · 2 further double bedrooms · family bathroom · double garage with power and water · landscaped garden · air conditioning · new build warranty · immaculately presented · Energy Rating B

### SITUATION

2 Clayton Mews is situated on the edge of St Mary Bourne, surrounded by fabulous rolling countryside giving access to wonderful walking, riding and cycling. There is a thriving local community, and the village offers excellent local amenities including a village shop with Post Office and cafe, primary school, doctors' surgery, two popular pubs, cricket ground, tennis courts and village hall. The property benefits from a beautiful rural location combined with easy access to larger towns and road and rail connections. Nearby Whitchurch provides a wider range of facilities, and Andover and Newbury cater for most other everyday needs. Commuting options are excellent with hourly train services from both Whitchurch and Andover into London Waterloo. The A303/M3 and A34/M4 are easily accessible giving fast access to London and the West Country. There is a wide choice of highly regarded schools in the area including primary schools in St Mary Bourne and Hurstbourne Tarrant, Farleigh, Horris Hill, Cheam, Downe House, Marlborough College, Winchester College and Bradfield College.

**NESTLED ON THE OUTSKIRTS OF THE PICTURESQUE VILLAGE OF ST. MARY BOURNE, THIS BEAUTIFULLY PRESENTED HOME OFFERS A PERFECT BLEND OF MODERN FAMILY LIVING AND COUNTRYSIDE CHARM. BENEFITTING FROM SPACIOUS ACCOMMODATION, DOUBLE GARAGE, OPEN VIEWS TO THE BACK AND A TRANQUIL LOCATION.**



## DESCRIPTION

2 Clayton Mews, completed in 2024, is an immaculately presented four bedroom detached house with stylish and flexible accommodation. Traditionally built to high standards the accommodation briefly comprises an expansive entrance hall with stairs to the first floor and doors to the ground floor rooms. There is a very impressive bespoke handmade kitchen/dining/family room with a range of eye and base level units, island unit, Silestone Quartz worktops, wooden floors, wood burning stove and bi-folding doors out into the garden. Also, on the ground floor there is a utility room off the kitchen, good size sitting room with bi-folding doors to the garden and a bedroom wing comprising WC cloakroom, double bedroom and further double bedroom with luxury en-suite shower room. On the first floor there is an open and light landing area, with plenty of wardrobe storage, a principal bedroom with fitted cupboards and en-suite shower room, a further double bedroom and a beautiful bathroom. All the bathrooms are of the highest quality and include porcelain wall tiles.

## OUTSIDE

The property is approached over a shared drive with access to 2 parking spaces and the excellent garage which has power, water and loft storage. The beautiful, landscaped rear garden consists of an expansive patio area, well-tended lawn and lovely plant, shrub and tree borders all served by an irrigation system.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Air source heat pump providing underfloor heating, air conditioning, mains water, electricity and mains drainage

**Local Authority:** Basingstoke & Deane Borough Council

**Council Tax:** Band E

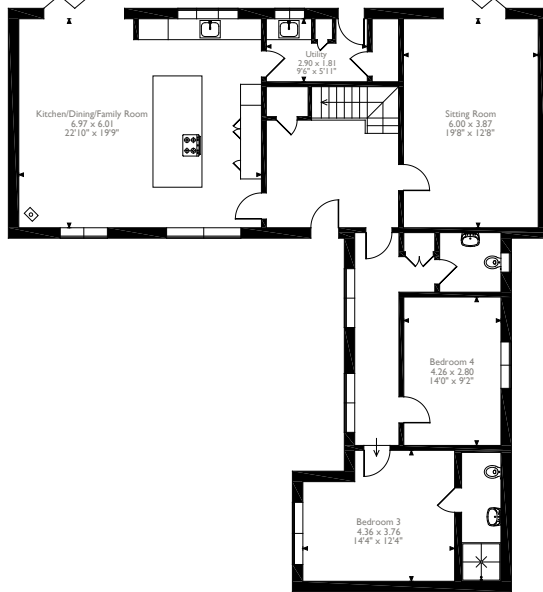
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode SP11 6ZX

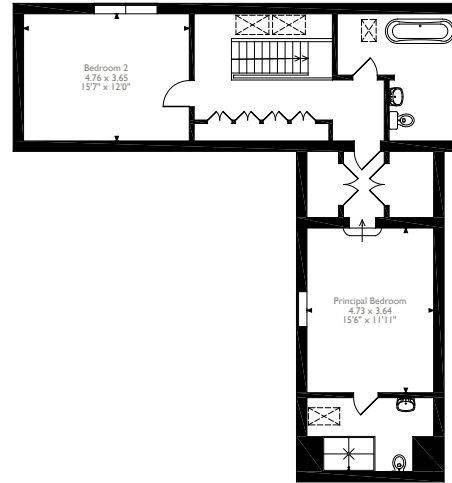




2, Clayton Mews, St. Mary Bourne, Andover, Hampshire  
 Approximate Gross Internal Area  
 Main House = 216 Sq M/2325 Sq Ft  
 Garage = 35 Sq M/377 Sq Ft  
 Total = 251 Sq M/2702 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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