

Copthall Place



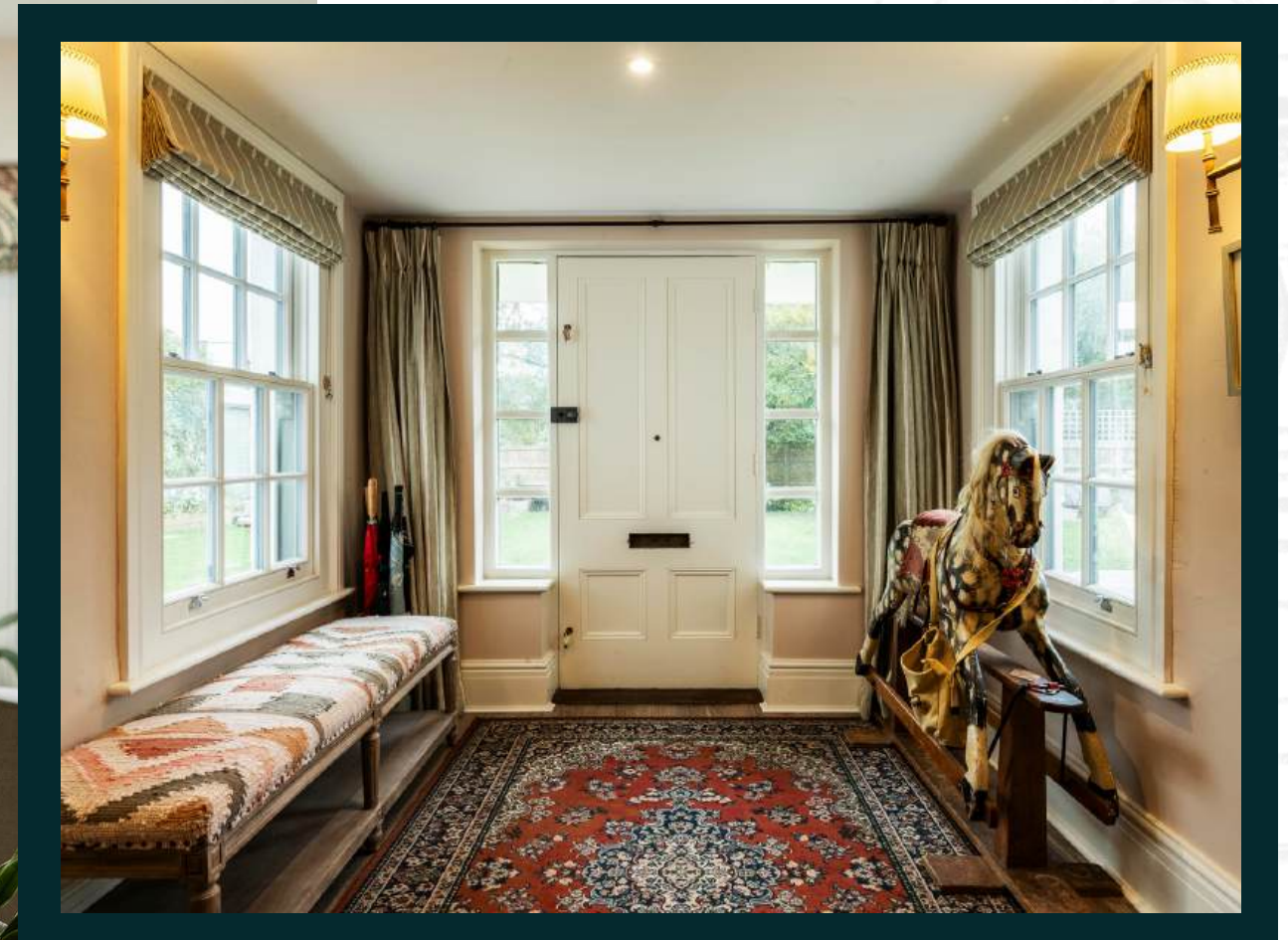
Foundry Road, Upper Clatford
Andover, Hampshire, SP11 7LR

51°11'38"N , 001°29'54"W
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THE
COUNTRY
HOUSE
DEPT.

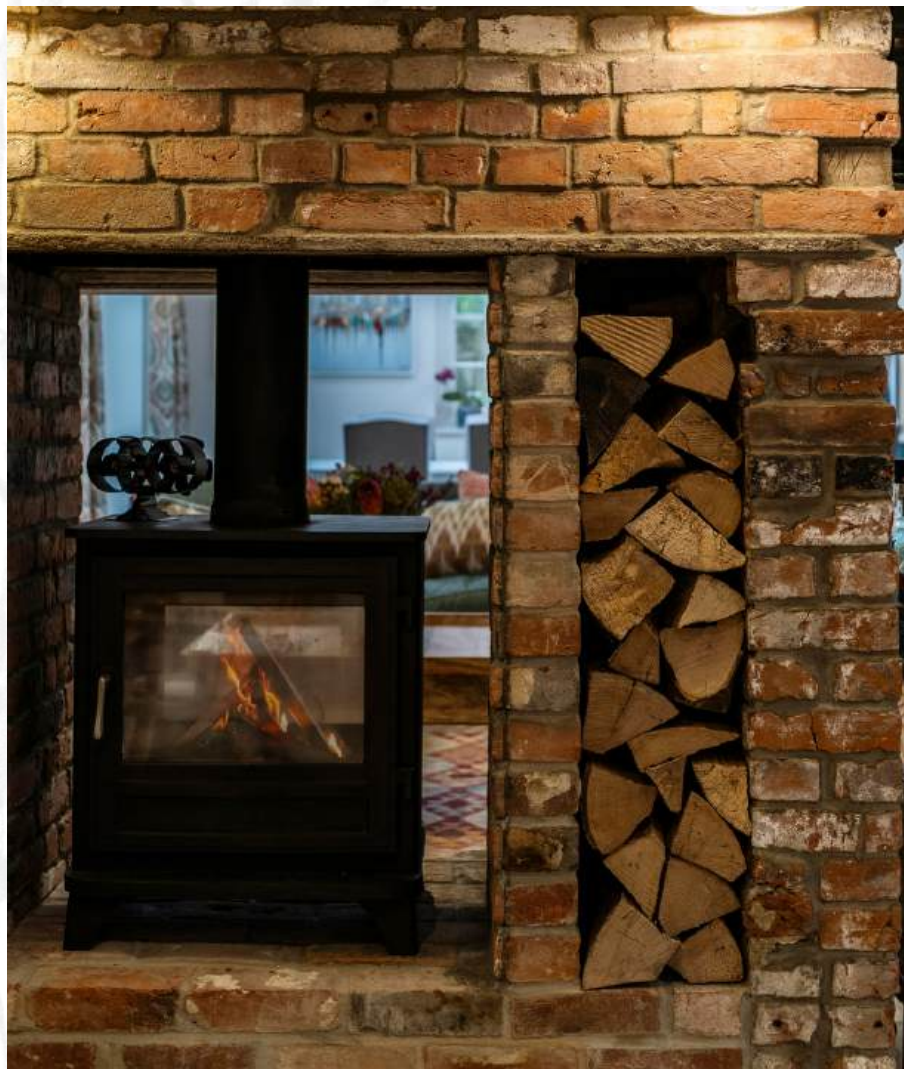


ABOUT THIS HOUSE

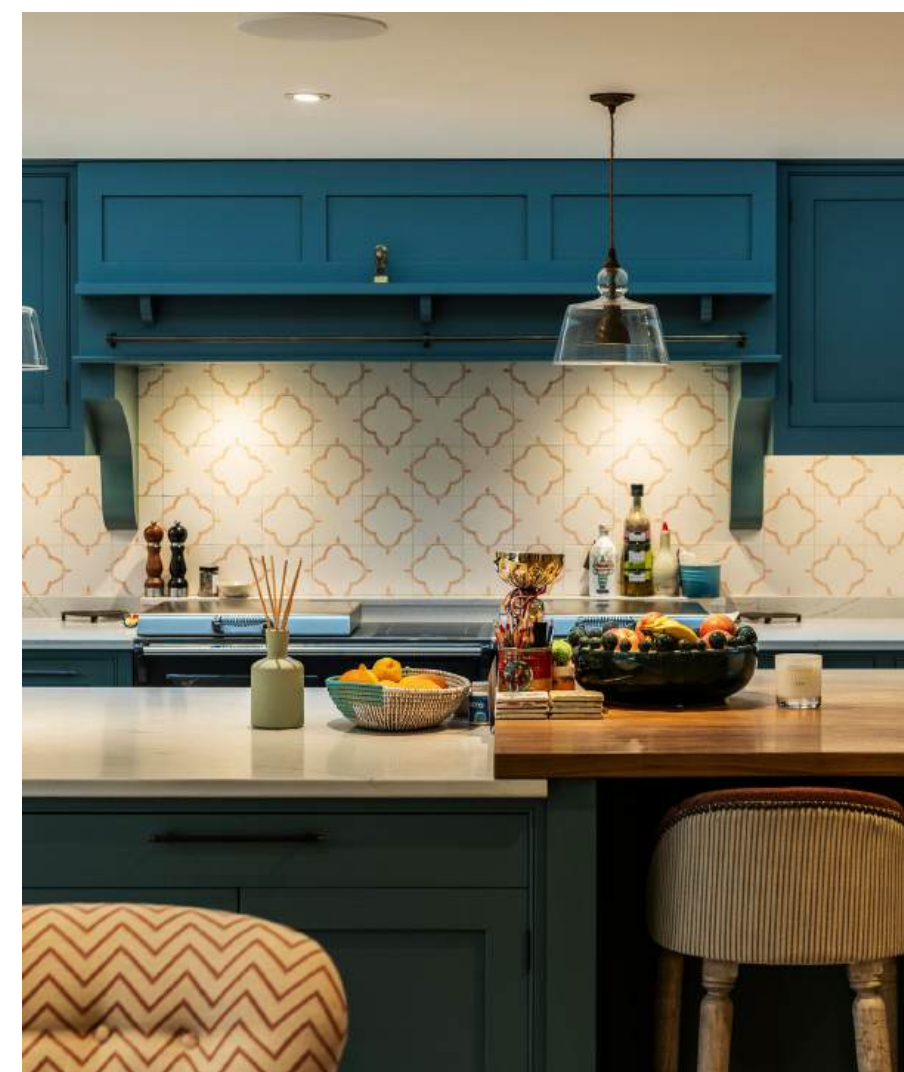


Cophall Place is immaculate, both inside and within the garden. It is perfect for a family with lots of space inside, a lovely flat lawn to kick a ball about and a fabulous swimming pool. It has plenty of parking space, a double garage and other outbuildings. Over the past seven years the current owners have transformed and dramatically improved both the house and garden. Without a doubt, it is the kitchen that sets this home apart from the rest by creating the most breath-taking and truly impressive living area that has proper “wow” factor. It overlooks the garden and pool and is ideal for a family and for entertaining. It is spacious, light and extremely well appointed.











THE FINER DETAILS

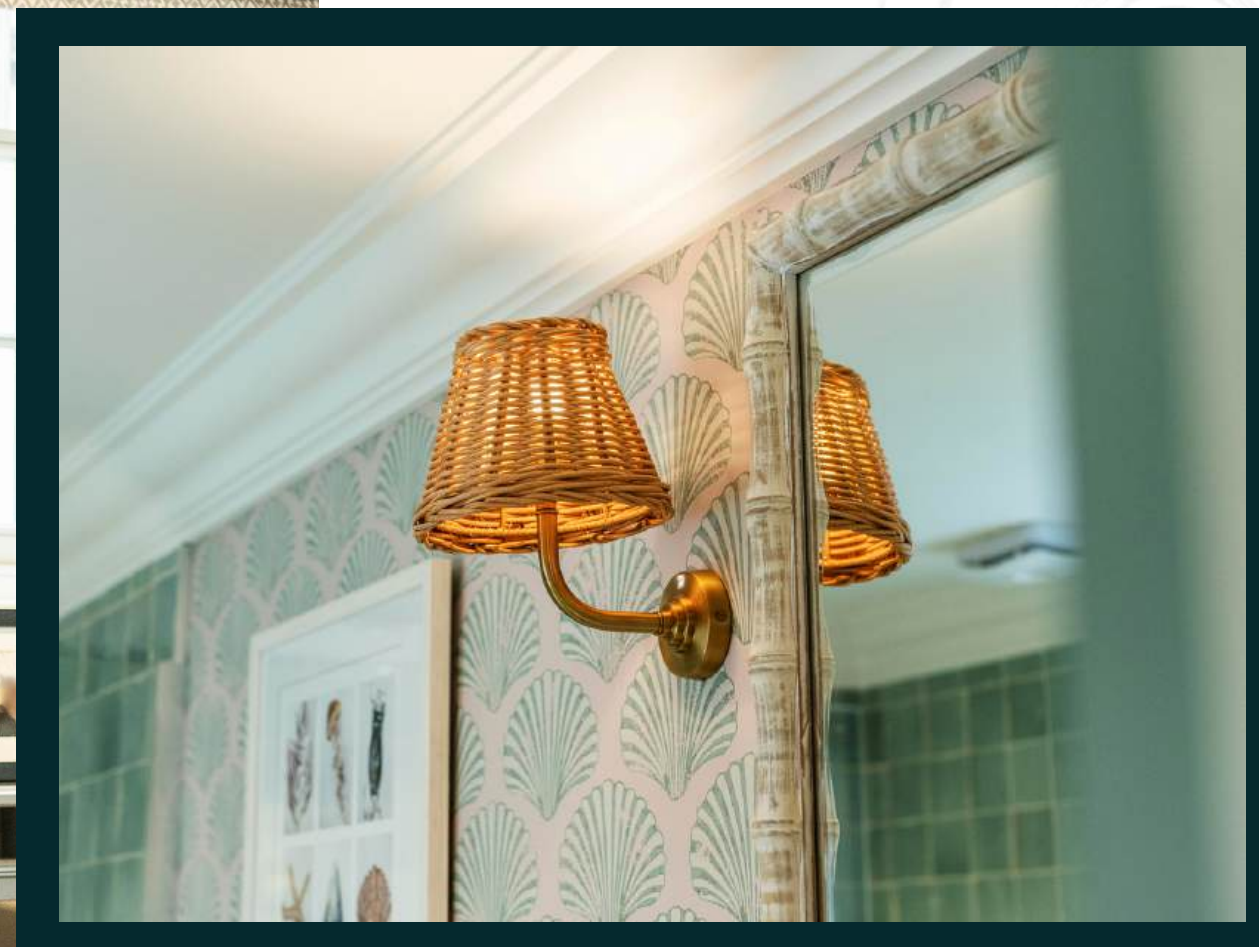


Bedrooms 6
Reception rooms 3
Bath/Shower rooms 4
Garaging
Outbuildings
Swimming pool
Size of Plot (Acres) 0.35





THE FINER DETAILS



SERVICES

Mains water, gas, electricity and drainage
Gas-fired central heating
Air source heat pump for the pool

EPC

D

COUNCIL TAX

Band G

LOCAL AUTHORITY

Test Valley Borough Council







ABOUT THIS AREA

Copthall Place lies within the Goodworth and Upper Clatford Conservation Area, part of the wider Test Valley Conservation Area. Upper Clatford has a public house (The Crook and Shears), a village hall and parish church. Greenfield Farm Shop is about 350 yards (a five-minute walk) away. In neighbouring Goodworth Clatford, there are two pubs, a shop/post office and a Church of England primary school.

Copthall Place is a five-minute drive from Andover station and within 30 minutes of Marlborough, Salisbury, Basingstoke and Winchester. It is close to excellent schools including Farleigh (under five minutes away), Cheam, St Gabriel's, Winchester College, St Swithun's, Pilgrims, Twyford, Peter Symonds, Dauntsey's and Marlborough College.

Andover, about two miles away, offers a cinema, supermarkets including Waitrose, and a range of cafés and shops. The nearby Georgian market town of Stockbridge and the cathedral cities of Winchester and Salisbury provide wider retail, dining and leisure options. Recreational facilities include The Hampshire, Leckford, Winchester and Tidworth Golf Clubs, plus chalk stream fishing across the Test, Itchen, Wylde, Nadder and Avon valleys.

TOWNS & TRAIN STATIONS

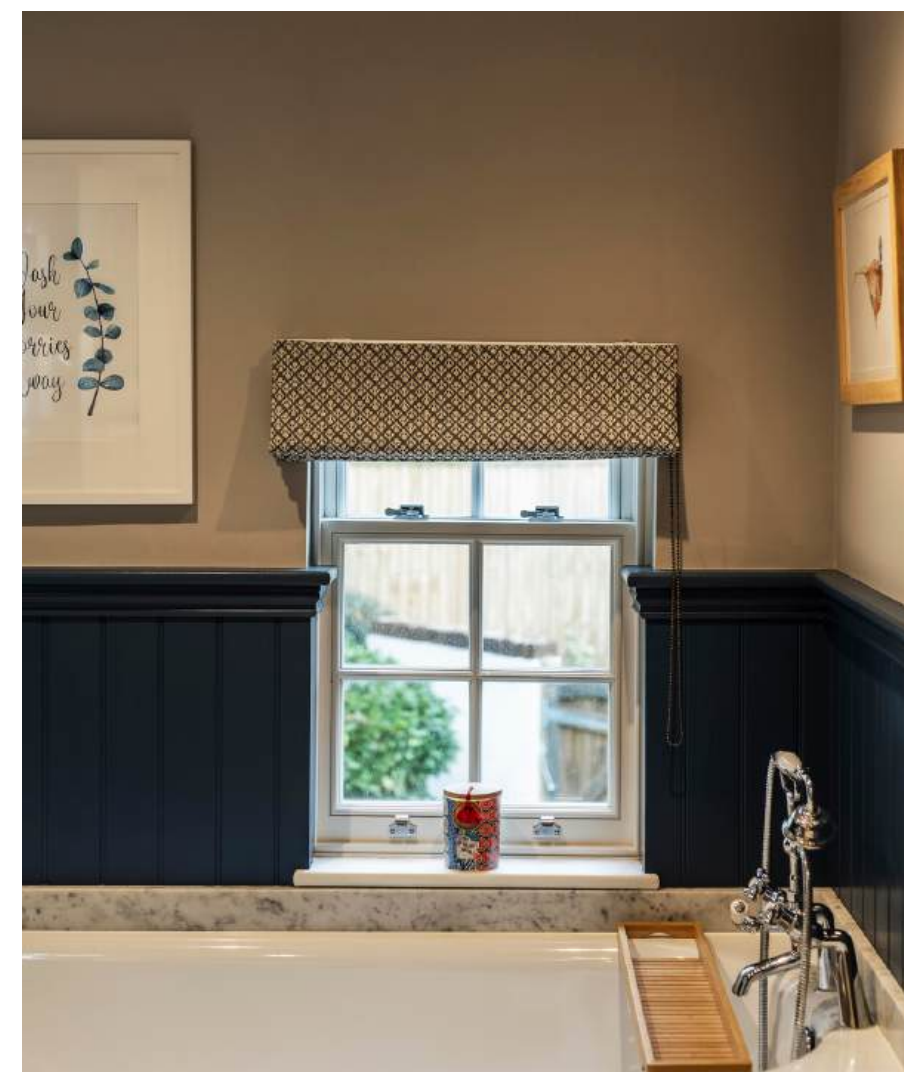
Stockbridge 7 miles
Salisbury 17 miles
Winchester 14 miles
Andover Station 2 miles
London Waterloo from 70 minutes

LOCAL

The Mayfly, Wherwell
The Cricketers, Longparish
The Greyhound, Stockbridge











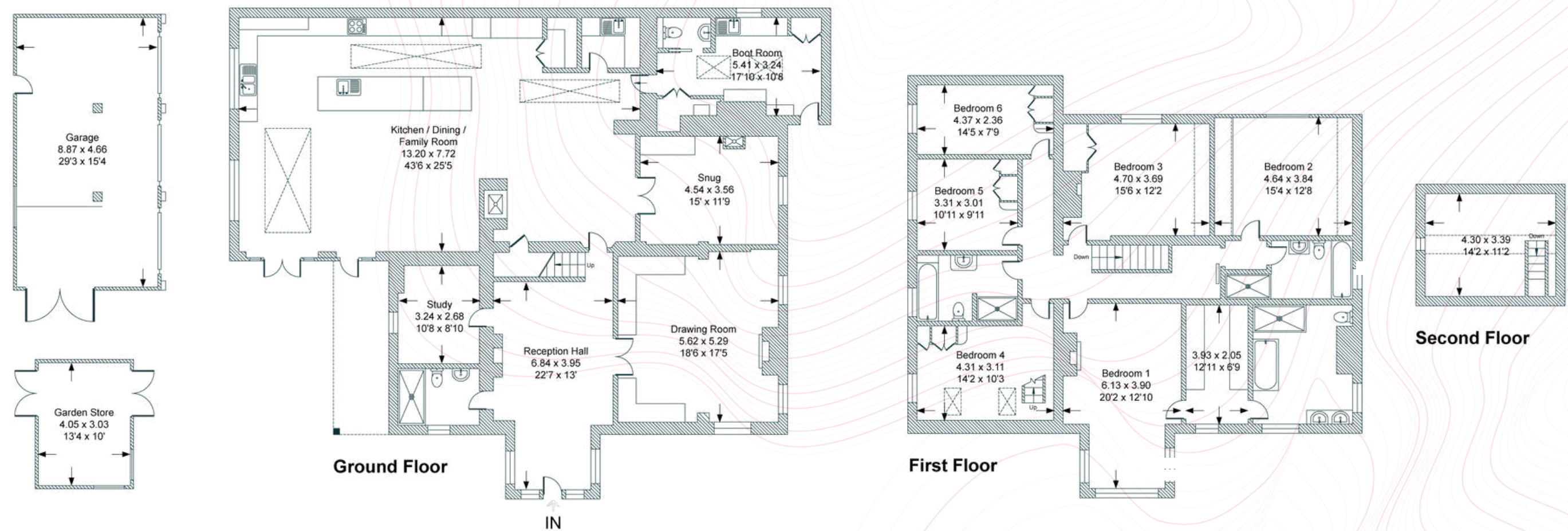








FLOORPLAN



Total - 438.6 sq m / 4,722 sq ft
House - 385 sq m / 4,145 sq ft | Garden Store - 12.2 sq m / 132 sq ft | Garage - 41.3 sq m / 445 sq ft

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken October 2025. Particulars prepared in October 2025.

AREA GUIDE

Hampshire

The perfect blend of city, coast and country, blessed with the natural beauty of two National Parks and thriving culture, with history and heritage at its heart.

Discover exciting events throughout the year from arts, culture, festivals, music, sports and much more.

In Hampshire, you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most beautiful properties that this country has to offer. The county spans the Solent, and includes the beautiful New Forest. Stunning countryside meets the sea with a host of places to visit, like the historic cities Winchester & Portsmouth. It's the largest county in the South East.

WALKING **The Clarendon Way**
This wonderful runs from Salisbury to Winchester, and takes its name from Clarendon Park on the eastern edge of Salisbury.

EATING OUT **Lainston House Hotel, Winchester**
Escape to the quiet and picturesque corner of Hampshire just north of Winchester with gorgeous gardens and the fabulous Wellhouse restaurant.

EVENT **The Grange Festival**
The Grange Festival is an arts charity which presents an exceptionally dynamic programme of opera, dance, and concerts each summer. Held in one of the most celebrated neo-classical mansions in Britain, the Festival offers an awe-inspiring experience of beauty, connection and artistic excellence.

DAY OUT **Marwell Zoo**
With plenty of outdoor space, and a whole host of animals and activities, Marwell Zoo is a great family day out in Hampshire.





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