



EVANS & PARTRIDGE

2 LORIEN
GOODWORTH CLATFORD
HAMPSHIRE

2 LORIEN, GOODWORTH CLATFORD, ANDOVER, HAMPSHIRE SP11 7R

**A BRAND NEW DETACHED FAMILY HOUSE NEARING COMPLETION AND CONSTRUCTED BY A RENOWNED LOCAL BUILDER,
SITUATED IN THE HEART OF THIS SOUGHT AFTER VILLAGE**

RECEPTION HALL * CLOAKROOM * OPEN PLAN LIVING / DINING / FAMILY ROOM WITH PART VAULTED CEILING * STUDY
KITCHEN / BREAKFAST ROOM * UTILITY / BOILER ROOM
SPACIOUS LANDING * MASTER BEDROOM WITH EN SUITE * TWO FURTHER BEDROOMS * BATHROOM
LARGE LOGGIA AREA WITH EXTERNAL STUDIO / OFFICE * PARKING FOR TWO CARS * LANDSCAPED GARDEN

Preliminary details only - subject to alteration without prior notification

OFFERS INVITED AROUND £745,000 FOR THE FREEHOLD

DESCRIPTION

A brand new detached house of approximately 1,405 sq ft, constructed of white washed rendered elevations beneath a slate roof with a part vaulted single storey to the rear and the benefit of a 6 year CML warranty. The property is nearing completion and depending upon construction stage, there is choice of specification, namely kitchen units, granite work tops, tiling and carpets.

Features include

- Casement timber double glazed windows
- High quality fitted kitchen with granite work surfaces, cooker range and integrated appliances
- Quality sanitaryware
- Gas fired central radiators with under floor heating to the ground floor and radiators with thermostats to the first floor
- Down lighting
- Ample telephone and TV points
- Oak internal doors
- Cast iron guttering and down pipes

Agent's Note

NO VIEWINGS ON SITE WITHOUT PRIOR APPOINTMENT

LOCATION

The property is situated in the heart of the sought-after village of Goodworth Clatford, with its renowned riverside walks. The village has a Post Office/store, church, primary school, village hall, two public houses and an active tennis club. There is also an 18 hole golf course and large garden centre nearby, as well as the renowned Longstock Water Gardens (owned by the John Lewis Partnership) with its farm shop and tea rooms. Andover, about two miles distant, offers a more comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to Waterloo in just over the hour. The A303 is close at hand allowing convenient access to London and the West Country and the picturesque town of Stockbridge, traversed by the celebrated River Test, is approximately five miles away. The cathedral cities of Winchester and Salisbury are both within 30 minutes' drive as is Basingstoke.

ACCOMMODATION

FEATURE COVERED PORCH Front door leading into:

RECEPTION HALL Staircase rising to first floor. Doors to:

CLOAKROOM White suite comprising wash hand basin and close coupled WC suite.

STUDY

OPEN PLAN LIVING / DINING / FAMILY ROOM (*Part vaulted to one end*) Windows on three aspects including bi-folding doors leading onto terrace. Wood grain effect ceramic tiled floor.

KITCHEN / BREAKFAST ROOM Fitted with range of high quality units and granite work surfaces. Tiled splash back. Range style cooker. Integrated dishwasher, fridge and freezer. Wood grain effect ceramic tiled flooring. Door into:

UTILITY / BOILER ROOM Sink unit. Range of cupboards. Ideal gas fired boiler. Door to side aspect.

FIRST FLOOR

SPACIOUS LANDING Doors to:

MASTER BEDROOM Door into en suite.

BEDROOM TWO

BEDROOM THREE

MAIN BATHROOM White suite.

OUTSIDE

LANDSCAPED GARDEN Parking area for two cars.

COURTYARD REAR GARDEN Lawned area. Mature silver birch tree.

LARGE LOGGIA AREA (*about 25'8 max x 11'4 max / 7.82m x 3.45m*) Ideal for 'al fresco' dining and barbecues.

STUDIO / OFFICE (*11'9 x 9'9 / 3.58m x 2.97m*) Power and light.

SERVICES

All mains services connected. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

DIRECTIONS

From Stockbridge proceed in northerly direction on the A3057 towards Andover, continuing through Leckford and over the River Test by 'The Mayfly' public house. Proceed for approximately two miles and turn left into Church Lane, signposted Goodworth Clatford. Proceed to the end of the lane and at the T-junction in the centre of the village the property will be seen immediately opposite, on the left hand side of the school.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

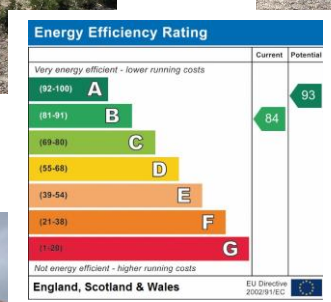
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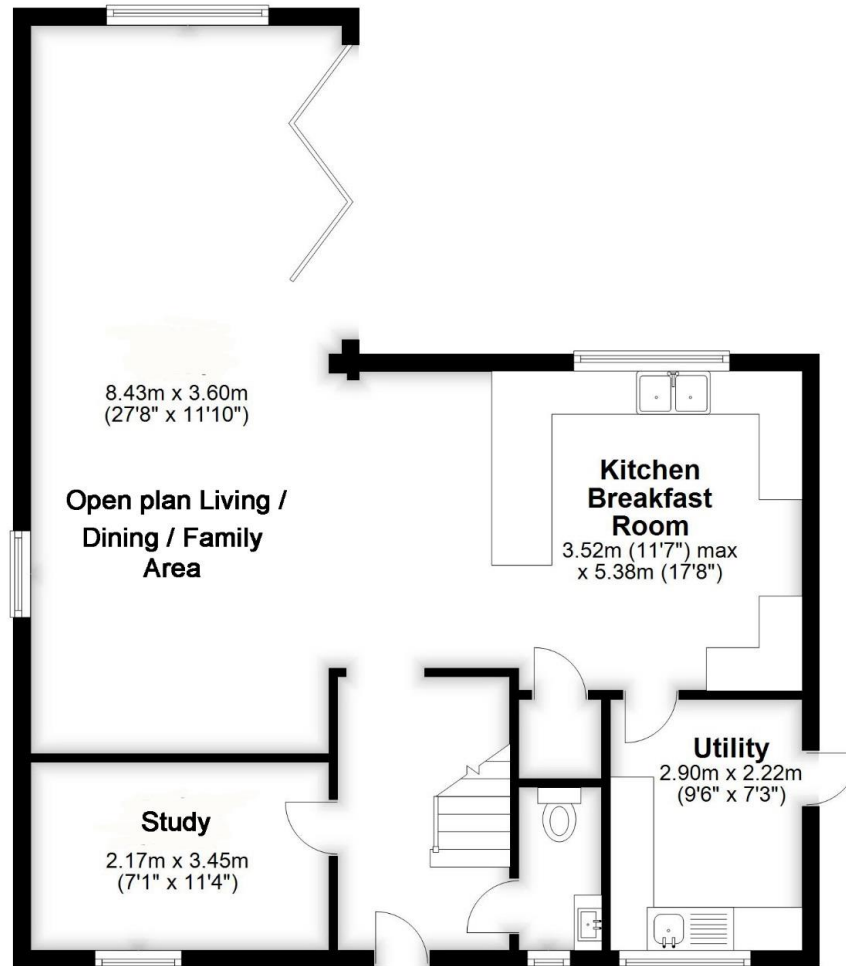


Riverside walks in Goodworth Clatford



Ground Floor

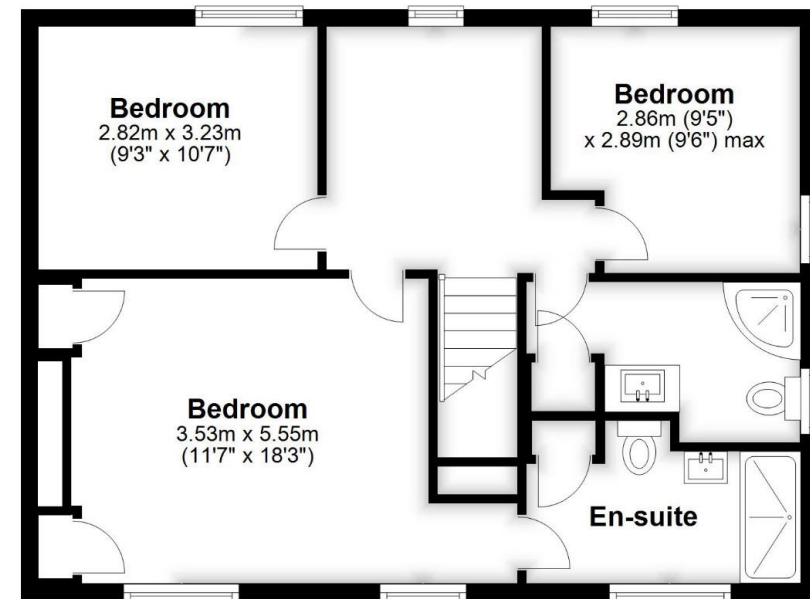
Approx. 73.7 sq. metres (793.4 sq. feet)



2 LORIEN GOODWORTH CLATFORD ANDOVER SP11 7RE

First Floor

Approx. 56.9 sq. metres (612.1 sq. feet)



Total area: approx. 130.6 sq. metres (1405.6 sq. feet)

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