



3 ST. ANNES CLOSE

GOODWORTH CLATFORD, ANDOVER

EVANS & PARTRIDGE











3 ST. ANNES CLOSE, GOODWORTH CLATFORD, ANDOVER, HAMPSHIRE, SP11 7RW

A DETACHED THREE BEDROOM FAMILY HOUSE WITH SPACIOUS OPEN PLAN LIVING AND LANDSCAPED GARDENS
SITUATED IN A QUIET WELL REGARDED AND ESTABLISHED CLOSE IN THIS HIGHLY SOUGHT AFTER VILLAGE

RECEPTION HALL, CLOAKROOM, LIVING ROOM, CONSERVATORY
OPEN PLAN KITCHEN / BREAKFAST ROOM WITH DINING AREA
PRINCIPAL BEDROOM, TWO FURTHER BEDROOMS, FAMILY BATHROOM
SINGLE GARAGE, PARKING, LANDSCAPED FRONT AND PRIVATE REAR GARDEN

OFFERS INVITED AROUND: £595,000 Freehold

DESCRIPTION

A mature detached family home constructed of brick elevations beneath a tiled roof with the benefit of UPVC windows and doors. There is mains gas fired central heating and photovoltaic solar panels. The accommodation comprises a reception hall with cloakroom, living room with doors into a spacious kitchen/breakfast room with dining area which in turn leading into a conservatory. To the first floor there is a large principal bedroom, two further bedrooms and a family bathroom. Outside there is a single garage and ample parking for several vehicles. The attractively landscaped rear garden is well enclosed and extremely private. There is also a large front garden that has been landscaped with in interesting variety of shrubs and specimen trees.

LOCATION

The property is situated on a generous plot within an exclusive close where properties rarely come to the market. The sought-after village of Goodworth Clatford has a Post Office/store, church, primary school and two public houses as well as a thriving community, tennis club and golf course nearby. Andover, a short drive away, offers a more comprehensive range of shopping, educational and a brand new leisure centre, as well as a mainline railway station providing fast services to Waterloo in just over one hour. The picturesque town of Stockbridge, traversed by the celebrated River Test, is approximately five miles away to the south, and the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Entrance Hall

Part obscure glazed UPVC door into ENTRANCE HALL. Obscure glazed windows to either side of front door and to side aspect. Ceramic tiled floor. Wall light point. Double doors into cloaks cupboard with hanging rail and shelf. UPVC obscure glazed door into:

Reception Hall

Staircase with balustrade to one side and split level half landing with window rising to first floor. Understairs storage cupboard. Rustic oak flooring. Coving. Pendant light point. Panel doors leading into living room and cloakroom.

Cloakroom	White suite comprising corner wash hand basin with mixer tap, metro tiled splash back and cupboard beneath. Low level WC. Porcelain limestone effect tiled floor. Chrome towel radiator. Obscure glazed window to side aspect with tiled sill. Ceiling light point.
Living Room	(Large reception room) Two large windows to front aspect. Cast iron log burning stove with exposed flue on polished granite hearth. Rustic oak flooring. Down lighters. Internal window with view through conservatory over the garden. Pitch pine/part glazed double doors and opening into:
Kitchen / Breakfast Room	(Spacious open plan with dining area) Stainless steel 1½ bowl sink unit with mixer tap and drainer set into limestone effect work surface. Range of white high gloss finish cupboards and drawers incorporating frosted glazed display cabinets and curved end unit, deep pan drawers. Two oven Rangemaster with separate grill and five ring gas hob with coloured glass splash back and extractor hood above. Recess and plumbing for dishwasher and washing machine. Window to rear aspect. Down lighters. Oak flooring. Dresser style unit comprising central space and plumbing for American style fridge/freezer with larder cupboard, broom store and shelved pantry/larder storage to either side. Small pane aluminium frame glazed double doors opening onto rear terrace and garden. Obscure glazed door to outside. Dining area: Similar aluminium frame double doors opening onto rear terrace and garden. Oak flooring. Contemporary space saving radiator. UPVC glazed door into:
Conservatory	Constructed of painted brick plinths supporting double glazed UPVC elevations beneath a pitched glass roof with vent. Oak effect flooring. Wall lights. Radiator. Blinds. Double doors leading into rear garden.
FIRST FLOOR	LANDING: Access to loft via hatch. Pendant light point. Panel doors to:
Principal Bedroom	(Large double bedroom) Window overlooking the front garden. Pendant light point. Wardrobe cupboard with hanging rail and shelf.
Bedroom Two	(Large double bedroom) Window overlooking rear garden. Pendant light point.
Bedroom Three	(Large single bedroom) Window to rear aspect. Ceiling spot lights. Corner cupboard. Maple effect flooring.
Family Bathroom	White suite comprising panelled bath with mixer tap and hand held shower attachment, metro tiled surround, overhead shower and folding glass screen. Wash hand basin with mixer tap, metro tiled splash back, drawers beneath. Low level WC suite. Porcelain tiled floor. Obscure glazed windows to front and side aspect. Ceiling light point. Chrome towel radiator.
OUTSIDE	Access off village close onto a long tarmac driveway providing parking for three to four vehicles and leading to:
Single Garage	Constructed of brick elevations beneath a felt roof. Up and over door to front. Light and power connected.
Front Garden	Paved path to side of driveway, log store and gate leading into the rear garden. Attractively landscaped with brick edged scalping terrace and path with shrubs and buxus topiary ball borders. Surrounding areas of level lawn, well enclosed on all sides by yew hedging. Bamboo. Two young eucalyptus trees. Front border with shrubs, grasses and catalpa tree surrounded with grassed areas and magnolia. Paved seating area with yew hedging to either side surrounded by shrubs to the side boundary.
Rear Garden	Extremely well enclosed and enjoying complete privacy, comprising wide paved terrace with step onto level lawn, further brick/paved terrace to one end. High evergreen rear boundary with bay trees, shrubs and japonica. The garden is screened on one side by bamboo, wall and trellis. To the opposite side a small enclosed kitchen garden area with shed, screened by fencing and conifers.

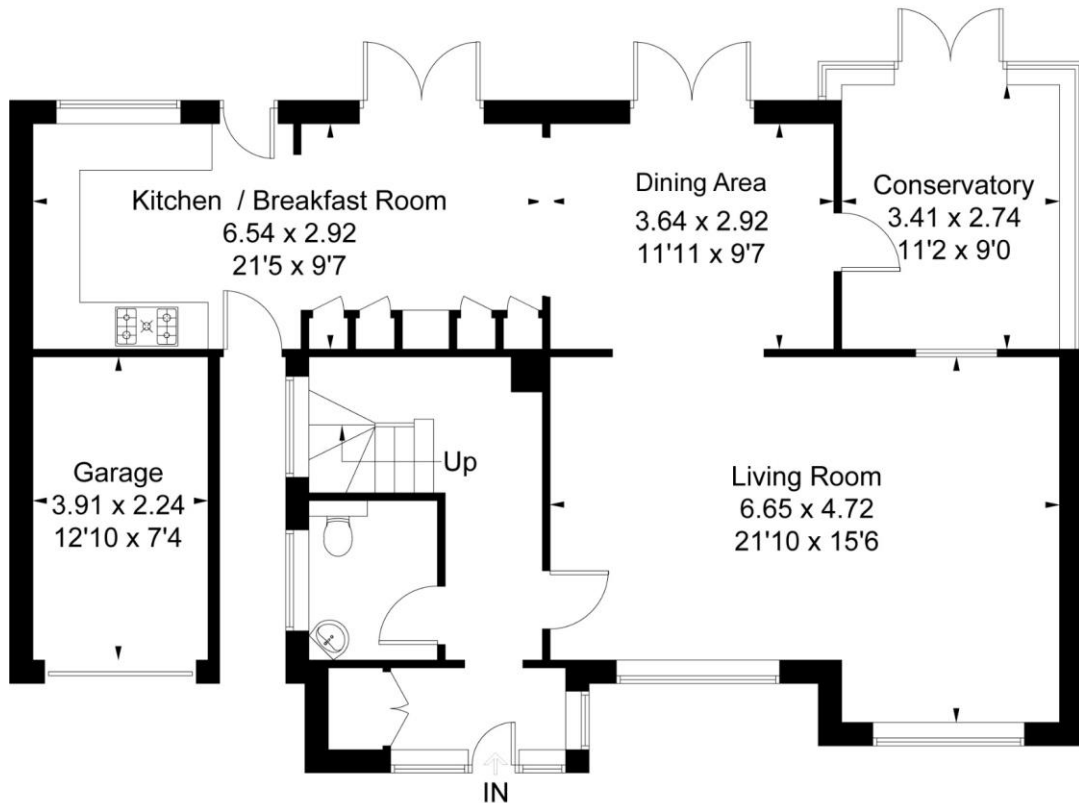
Services	Mains gas, water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP11 7RW
Council Tax Band	E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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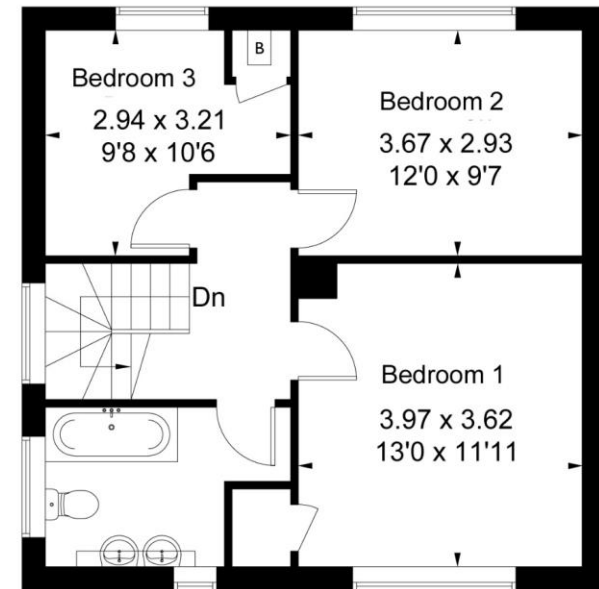
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Approximate Floor Area = 144.6 sq m / 1556 sq ft



Ground Floor



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
95-100	B		
81-95	C	76	81
69-81	D		
55-69	E		
41-55	F		
21-41	G		
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC