



**EVANS & PARTRIDGE**

**BURDOCK COTTAGE**  
GOODWORTH CLATFORD, ANDOVER, HAMPSHIRE











# BURDOCK COTTAGE, GOODWORTH CLATFORD, ANDOVER, HAMPSHIRE, SP11 7QY

AN INDIVIDUAL DETACHED FAMILY HOUSE PROVIDING SPACIOUS LIGHT AND AIRY ACCOMMODATION SITUATED  
IN THE HEART OF THIS SOUGHT-AFTER VILLAGE

LIVING ROOM - DINING ROOM - STUDY  
KITCHEN / BREAKFAST ROOM AND UTILITY  
THREE LARGE BEDROOMS - ONE EN SUITE  
MATURE GARDEN  
HEART OF THE VILLAGE  
SHOP - PUBS - PRIMARY SCHOOL

**OFFERS INVITED AROUND: £725,000 Freehold**

## DESCRIPTION

A detached house constructed of painted and tile clad elevations mainly beneath a tiled roof. The well presented and spacious accommodation comprises side porch, reception hall and cloakroom, large triple aspect living room, a good size study or potential ground floor fourth bedroom, dining room, kitchen/breakfast room overlooking the main garden and patio area, separate utility. To the first floor there are three double bedrooms, the principal bedroom having a generous en suite/dressing room. There is also a family bathroom. Outside the property is set well back from the road with an interesting driveway providing parking, well stocked borders and a Scots Pine. The main rear garden comprises patio, main lawn and vegetable garden area backing onto a paddock.

## LOCATION

The property is situated along Village Street in the sought-after village of Goodworth Clatford, close to the church and within a short walking distance of the River Anton. The village has a Post Office/store, church, primary school and two public houses. Andover, a short drive away, offers a more comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to Waterloo. 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.

**SCHOOLS AND RECREATION** There is excellent schooling (private and state) in the area in addition to the primary school in the village. Stockbridge has primary and secondary schools; Kings and Peter Symonds Sixth Form College are located in Winchester and there are Grammar Schools in Salisbury. Farleigh Preparatory School is within a short drive; other local public schools include Winchester College and St Swithun's in Winchester, Godolphin, Chafyn Grove and the Cathedral School in Salisbury. There is excellent fishing on the River Test and a golf course in Leckford as well as two in Andover.

## ACCOMMODATION

### **Central Reception Hall**

Part obscure glazed UPVC door to side porch and driveway. Coir mat at threshold. Oak effect flooring. Staircase with balustrade to one side rising to first floor. Window to side aspect. Two pendant light points. Coving. Oak panelled doors to living room, study/bedroom four, dining room and cloakroom. Double doors conceal cloaks cupboard with hanging rail and shelving.

### **Cloakroom**

White suite comprising basin with double cupboard beneath. Low level WC. Black and white tiled flooring. Obscure glazed window to side aspect. Ceiling light point.

<b>Living Room</b>	(Large light and airy triple aspect reception room) Feature electric fireplace with attractive limestone mantelpiece and hearth. Two bay picture windows to front aspect, each with deep display sills. High picture window to side aspect. Glazed door to opposite aspect opening onto driveway and front garden. Two ceiling light points.
<b>Study / Bedroom Four</b>	(Dual aspect) Windows to rear and side aspects. Timber effect flooring. Pendant light point. Coving.
<b>Dining Room</b>	Picture window to side aspect. Oak effect flooring. Ceiling light point. Coving. Built-in L-shaped bench to one corner extending beneath window. Part bevel glazed oak panelled door into:
<b>Rear Hall</b>	Aluminium frame glazed door to rear patio and garden. Ceramic tiled flooring. Coving. Pendant light point. Oak/bevel edge glazed door into kitchen /breakfast room. Further oak panelled door into utility.
<b>Kitchen / Breakfast Room</b>	(Large light and airy dual aspect living space with electric underfloor heating) Stainless steel sink unit with drainer, mixer tap and drinking water tap. Long roll top work surfaces including peninsular unit with ceramic tiled splashbacks. A range of high and low level cupboards and drawers. Integrated Bosch double oven with grill. Four zone induction hob with extractor above. Integrated dishwasher. Integrated under counter freezer. Space for tall larder fridge. Plinth heater. Two pendant light points. Substantial sliding glazed doors to rear and side aspects overlooking the garden and opening onto the main patio. Ceramic tiled flooring. Space for family dining table or seating.
<b>Utility Room</b>	Roll top work services with ceramic tiled splashback. Sink with mixer tap and drinking water tap. High and low level cupboards. Tall broom cupboard. Water softener concealed in cupboard. Grant oil fired boiler, shelving above. Ceramic tiled flooring. Loft hatch. Window to front aspect. Ceiling light point.
<b><u>FIRST FLOOR</u></b>	
<b>Central Landing</b>	Balustrade overlooking the stairwell. Large window to side aspect. Coving. Pendant light point. Hatch to loft. Oak panelled doors to bedrooms and bathroom. Further door into deep cupboard housing lagged copper cylinder with fitted immersion and slatted shelving. Automatic light.
<b>Principal Bedroom</b>	(Dual aspect double bedroom) Window overlooking the rear garden to fields beyond. Further large dormer picture window to side aspect. Built-in wardrobe with sliding doors, one mirror fronted. Pendant light point. Open arch into:
<b>En Suite / Dressing Room</b>	(Spacious) White basin with mixer tap. Bevel edged mirror above. Roll top sill to one side, cupboards beneath. Shaver socket over. Low level WC. Quadrant curved glass/tiled shower enclosure with overhead shower. Built-in wardrobes. Curved dressing table to one end. Recessed down lighters. Obscure glazed windows on two aspects. Chrome towel radiator. Extractor fan.
<b>Bedroom Two</b>	(Dual aspect double bedroom) Windows to front and side aspects. Sharps built-in wardrobe extending into eaves. Sharps dressing table and drawers. Pendant light point.
<b>Bedroom Three</b>	(Dual aspect double bedroom) Windows to front and side aspects. Pendant light point. Sharps built-in units including bedside tables, dressing table and wardrobes extending into eaves. Pendant light point.



**Family Bathroom**

Comprising white suite with wash hand basin on wash stand, two drawers beneath, mixer tap and large mirror above. Low level WC. Panelled bath with corner mixer tap and tiled surround. Wall mounted mixer shower and glass shower screen. Oak effect flooring. Chrome towel radiator. Obscure glazed window. Down lighters. Extractor fan.

**OUTSIDE****Front**

Access off the village lane onto herringbone block paved driveway providing plenty of parking and turning area. Further off-road parking space to front corner. Attractive stone edged herbaceous borders full of spring bulbs, flowers, shrubs and a mixture of specimen trees including a large Scots Pine. Outside power points. Fencing to one side boundary. To the top of the driveway access to the side entrance porch and gate with close boarded fencing to one side leads into:

**Rear Garden**

Recently installed large Indian sandstone terrace, ideal for barbeques and entertaining. Retaining wall with flower, herb and shrub border behind. Sleeper/gravel steps to one end leads onto the main shaped lawn. Further well stocked borders. Fencing to the boundaries. Small wildlife pond. Old apple tree.

**Upper Vegetable Garden**

Raised bed. Further large allotment area. Timber shed and aluminium frame greenhouse. Conifers. The upper garden is enclosed by lower fencing affording views out over adjoining paddock.

**Services**

Mains water and electricity, mains drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.

**Directions**

SP11 7QY

**Council Tax Band**

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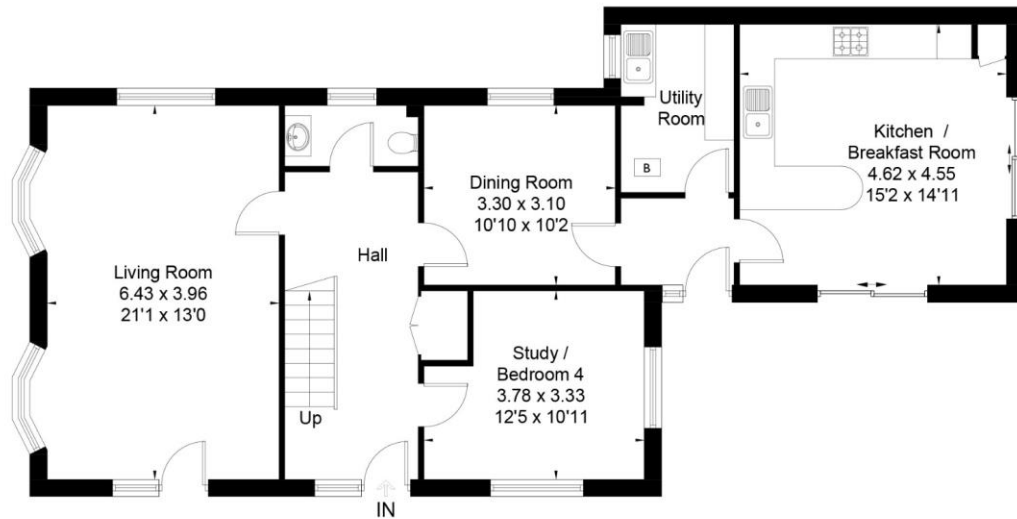
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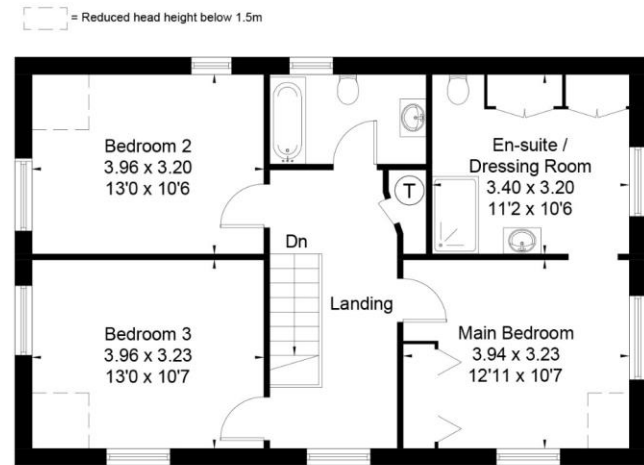
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Approximate Floor Area = 160.2 sq m / 1724 sq ft



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		61	77
England, Scotland & Wales		EU Directive 2002/91/EC	