



EVANS & PARTRIDGE

14 ST. PETERS CLOSE
GOODWORTH CLATFORD, ANDOVER











14 ST. PETERS CLOSE, GOODWORTH CLATFORD, ANDOVER, HAMPSHIRE, SP11 7SF

AN ATTRACTIVE AND SPACIOUS BRICK AND FLINT MEWS STYLE COTTAGE WITH TWO DOUBLE BEDROOMS AND A WEST FACING COURTYARD STYLE GARDEN WITHIN AN EXCLUSIVE RETIREMENT DEVELOPMENT WITH FURTHER COMMUNAL GARDENS SET ON THE EDGE OF THE VILLAGE.

**WELL PRESENTED
SPACIOUS AND LIGHT
GARAGE/WORKSHOP
PRIVATE AND COMMUNAL GARDEN
EDGE OF VILLAGE
WALKS - SHOP/POST OFFICE - TWO PUBS**

OFFERS INVITED AROUND: £420,000 To be advised

DESCRIPTION

A cottage style dwelling attractively constructed with brick and flint elevations beneath a tiled roof. The property is situated within a small and exclusive development for the over 60's created by Cognatum Estates and standing within communal landscaped gardens with views towards St Peters Church (12th Century). Cognatum Estates maintain, repair and insure all the buildings, arrange the window cleaning and refuse collection and tend to the garden and grounds thereby freeing owners and residents from these responsibilities. There is a personal alarm system in each property and resident estate managers are on hand to provide support and help when needed. The recently re-decorated and well presented accommodation comprises porch, reception hall with adjoining WC/shower room, living room with electric fireplace and substantial picture window, dining room, conservatory and a newly replaced kitchen with integral appliances. On the first floor there are two generous double bedrooms and a large shower room. The property has a westerly facing private garden, attractive communal gardens and a good sized garage.

LOCATION

The property is situated in the sought after village of Goodworth Clatford, which has a community post office/store, 12th century church, primary school, two public houses, tennis courts, country and riverside walks. There is excellent fishing on the River Test and a golf course in Leckford as well as two in Andover. 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.

ACCOMMODATION

Porch

Tiled on exposed gallows bracket. Overhead light, hardwood panelled door leads into:

Reception Hall	Staircase with turned style balustrade to one side rising to the first floor. Low door to understairs storage cupboard. Fitted stairlift that can be removed prior to occupation if preferred. Pendant light point and coving. Display sill. Small pane glazed door with similar glazed panel to one side into living room. Panelled door into:
Shower Room/Laundry	White suite comprising wash hand basin set into long roll topped sill with shelf beneath, large mirror and shaver socket above. Low level WC. Chrome towel radiator. Wet area with mixer shower and central floor drain. Mainly tiled walls. Wide alcove with plumbing and space for washing machine, shelf above. Downlighters. Extractor fan and Dimplex fan heater.
Living Room	A generous reception room featuring a substantial picture window to the front aspect overlooking part of the communal gardens. Decorative ceiling rose and pendant light point. Ceiling coving. Electric fireplace on raised tiled hearth. Wide arch to:
Dining room	Space for table and dresser. Central ceiling rose with pendant light point. Coving. Display shelf. Small pane glazed double doors into conservatory providing view beyond to private courtyard style garden. Further panelled door into:
Kitchen	Recently replaced. Marble effect work surfaces with similar tall splashback. A range of Shaker style high and low level cupboards and drawers incorporating deep pan drawers and a tall pull out larder. Undercounter Bosch oven and grill, four ring ceramic hob above with extractor fan and light above. Recess and plumbing for dishwasher. Integrated fridge and freezer. Oak effect flooring. Undercounter lighting. Fuse box. Downlighters. Window and half glazed door to rear porch and courtyard style garden with path beyond to communal gardens.
Conservatory	Double glazed elevations standing on brick plinths beneath a profile thermoplastic roof. Central glazed double doors open into the rear garden. Display shelf.
<u>First Floor</u>	
Landing	Window to front aspect. Loft hatch. Pendant light point. Deep airing cupboard, electric bar heater and slatted shelving. Further panelled doors to:
Principal Bedroom	A large double bedroom. Ceiling coving and pendant light point. Built in wardrobes. Picture window to rear aspect with far reaching views. Panelled door to bathroom.
Bedroom 2	Spacious double bedroom. Picture window to front aspect. Ceiling coving and pendant light point. Built in double wardrobe cupboard. Shelving.
Bathroom	White suite: pedestal wash hand basin set into long roll topped sill with large mirror, strip light and cupboards to either side above, tiling and tiled shelf beneath. Low level WC. Quadrant curved glass/tiled shower enclosure. Window to rear aspect with far reaching views. Mainly tiled walls. Downlighters. Dimplex fan heater. Chrome towel radiator.
Outside	Lawn, specimen tree and well stocked herbaceous borders to the front. Block paved path leads to entrance porch.
Rear Garden	Privately maintained and comprises of a generous terrace, enclosed to either side by trellis and climbing plants. Gravel path to the communal gardens with deep well stocked rose and flower borders on either side with shrubs.

Large Garage	Electric remote operated door to front. Light and power connected.
Services	Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Service Charge	£2,250 per quarter
Security	24 hour emergency cover is provided by resident Cognatum Managers, and when off duty by their relief. This combined with Aid Call emergency greatly enhances security.
Guest Site and Laundry	On the site there is a comfortable guest suite for use by residents' guests. There is also a modern laundry for the use of all residents.
Mini Bus Service	St Peters Close has its own mini bus which takes residents on twice weekly shopping trips to Andover.
Lease	150 year lease (from 1998)
Ground Rent	One peppercorn
Directions	SP11 7SF
Council Tax	F

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

www.evansandpartridge.co.uk

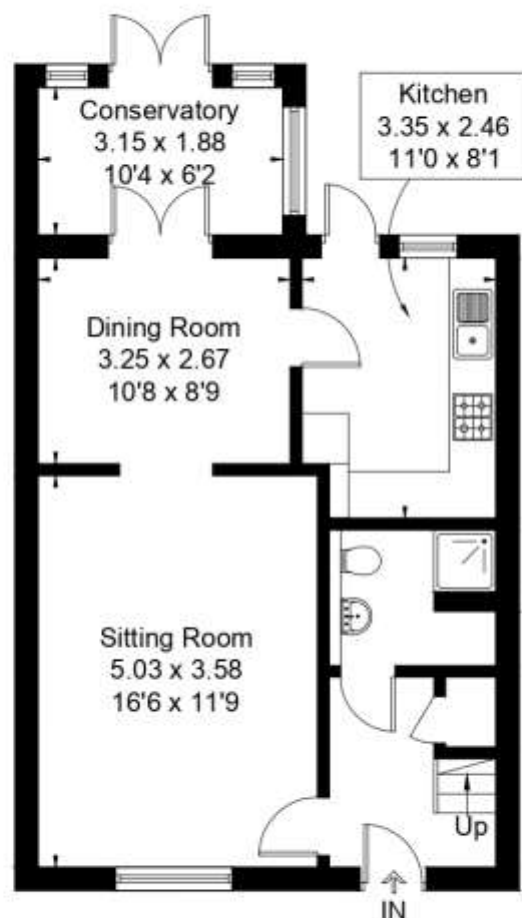
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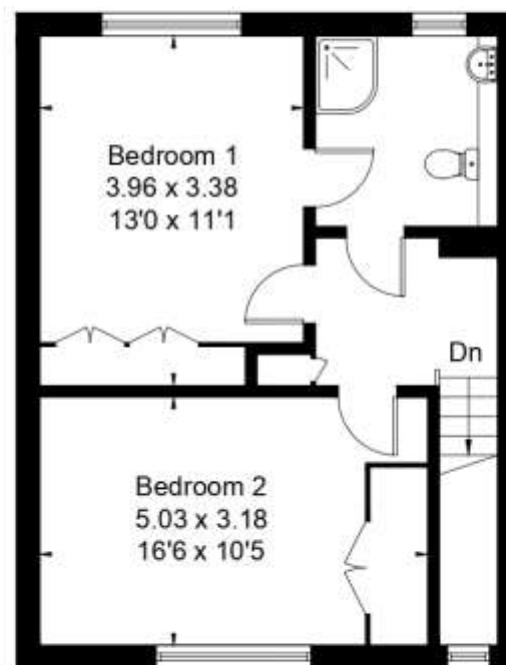
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
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Approximate Floor Area = 99.0 sq m / 1067 sq ft



Ground Floor



First Floor



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