

GOODWORTH CLATFORD
HAMPSHIRE



EVANS & PARTRIDGE















GOODWORTH COTTAGE, GOODWORTH CLATFORD, ANDOVER, HAMPSHIRE, SP11 7QX

A SUBSTANTIAL BEAUTIFULLY PRESENTED AND RECENTLY RE-THATCHED PERIOD COTTAGE PROVIDING SPACIOUS FAMILY ACCOMMODATION WITH TREMENDOUS CHARACTER AND GOOD CEILING HEIGHTS STANDING IN ABOUT A THIRD OF AN ACRE WITH A SOUTH WESTERLY ASPECT QUIETLY SITUATED ON THE EDGE OF THIS SOUGHT AFTER VILLAGE

**COUNTRY AND RIVERSIDE WALKS FROM THE GATE
PUBS, COMMUNITY SHOP / POST OFFICE, VILLAGE HALL, PRIMARY SCHOOL AND CHURCH IN CLOSE WALKING DISTANCE
QUIET SETTING - VIBRANT COMMUNITY - MAINS GAS
SOUTH WESTERLY FACING REAR GARDEN**

OFFERS INVITED AROUND: £1,045,000 Freehold

DESCRIPTION

An impressive spacious and largely extended Grade II Listed period cottage; featuring large yet pretty windows in whitewashed elevations beneath a thatched roof that was completely re-thatched approximately three years ago. This property has been extremely well maintained and presented in excellent condition with good quality finishes throughout. There is a reception hall and cloakroom, four reception rooms and a superb open plan kitchen/breakfast room with sitting area, open fireplace and doors to the rear terrace and garden. There is also a separate utility. The first floor features a substantial principal bedroom suite with dressing area and en suite. There are four further bedrooms one with en suite and a well appointed family bathroom. The cottage is surrounded by an attractive secluded garden with gated drive and double garage.

LOCATION

The property is situated in the sought after village of Goodworth Clatford, which has a community post office/store, 13th century church, primary school, two public houses, tennis courts, country and riverside walks. 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 Swithuns 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

Approach	Stone paved path to wide covered entrance porch on exposed oak post. Paved flooring and blackwashed pew/bench to one side. Oak panelled door leads into:
Entrance Porch	Fully enclosed with brick flooring. Window. Oak bench and coat hooks above. Internal door into:
Reception Hall	Staircase to first floor with understairs storage. Arched leaded window to side aspect, two further windows to rear aspect. Exposed ceiling beams and timbers. Wall lights. Doors to drawing room, family room, formal dining room, open plan kitchen/breakfast room with adjoining sitting area, utility and:
Cloakroom	Wash hand basin with tiled splashback and corner mixer tap. Low level WC. Obscure glazed window. Ceiling light point, extractor fan, tiled floor.

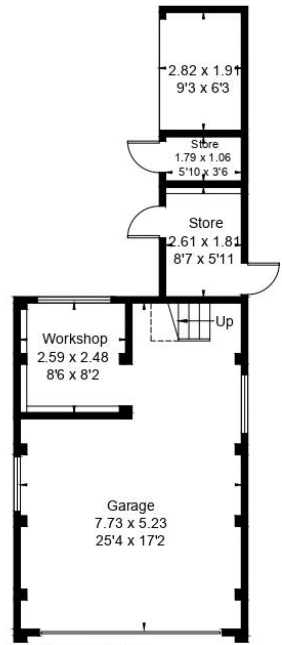
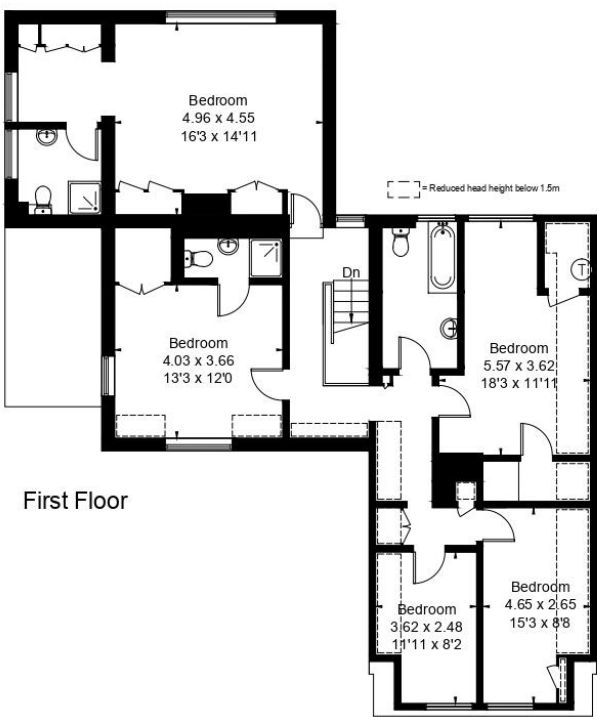
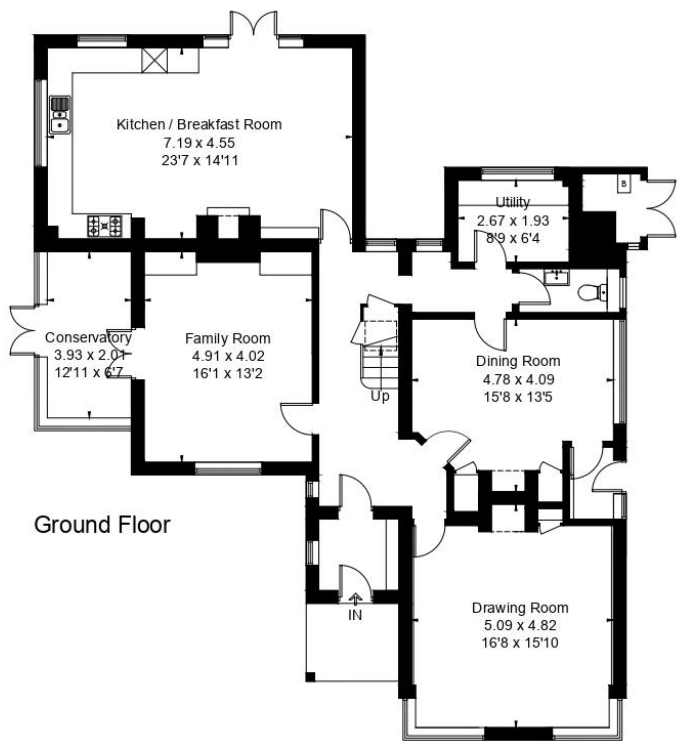
Drawing Room	An elegant square reception room with large small pane corner windows to either front corner aspect. Substantial exposed ceiling beams and timbers. Attractive open brick fireplace housing log burning stove on raised slate hearth with hardwood mantel above. Deep shelved cupboard to one side of chimney breast. Oak flooring. Wall light points.
Family Room	A further large square reception room with exposed chimney breast to one wall, recesses to either side ideal for free standing or built-in furniture. Picture rail. Small pane picture window to front aspect overlooking a pond. Central pendant light point. Glazed double doors opening into:
Garden Room	Constructed of brick plinths supporting aluminium frame double glazed elevations beneath a profile roof. Terracotta tiled flooring. Wall spotlights. Double doors to outside.
Formal Dining Room	Space for large entertaining table, dresser and sideboard. Open brick fireplace (not in use) with exposed beam above. Built-in cupboards to either side of chimney breast. Exposed ceiling beams and timbers. Flush LED downlighters and wall light points. Wide small pane picture window to side aspect with deep display sill. Door to:
Side Porch	Quarry tile flooring. Door to outside. Shelving. Leaded window. Meter and fuse boxes.
Kitchen / Breakfast Room with adjoining Sitting Area	Oak block work surfaces with similar upstands and an extensive range of pastel colourwash high and low level cupboards and drawers incorporating deep pan drawers and open fronted corner shelving. Eye level Neff double oven and grill, wide five zone John Lewis induction hob with coloured glass splashback and stainless steel hood with extractor/light above. Integrated dishwasher. Space for American style fridge/freezer. Plinth kick heater. Ceramic tiled flooring. Space for family table in centre of room. Wide picture window to side aspect. Further window to rear aspect overlooking the main garden. LED downlighters.
Sitting Area	Open brick fireplace with raised brick hearth and hardwood display sill above. Shelving to one side of chimney breast. Small pane glazed double doors with high windows on either side opening onto the rear terrace and main garden. Ceramic tiled flooring continues. Wall light point.
Utility	Long roll top oak block work surface, central 1½ bowl ceramic sink unit with mixer tap and drainer, a range of cupboards and drawers. Recess and plumbing for washing machine. Space for dryer. Wide window to rear aspect overlooking main garden. Ceramic tiled flooring.
<u>First floor</u>	
Landing	Part divided by central arch. Low window overlooking rear terrace and garden. Balustrade overlooking stairwell. A number of built-in cupboards. Wall lights and panelled doors to:
Principal Bedroom Suite	A substantial double bedroom featuring wide small paned picture window enjoying views over the main garden. Chimney breast with built-in wardrobe cupboards to either side and wall light points. Wide open arch to:
Dressing Area	Window to side aspect. Further built-in wardrobes. Ceiling light points. Half obscure glazed door into:

En suite Shower Room	Well appointed. Washstand with wide ceramic basin, central mixer tap, tiled splashback, shaver socket and electric circular mirror above, double cupboard beneath. Low level WC. Generous bespoke curved glass shower enclosure with mixer shower. Ceramic tiled floor with underfloor heating. Large window to side aspect. LED downlighters. Chrome towel radiator. Loft hatch.
Bedroom Suite 2	Dual aspect double bedroom. Picture window to front aspect overlooking the pond. Further window to side aspect. Picture rail, pendant light point, built-in double wardrobe and panelled door to:
En Suite Shower Room	Wall hung wash hand basin with mixer tap, tiled splashback, mirror and striplight above. Low level WC with concealed cistern. Double doors into generous enclosure with mixer shower, tiled flooring, extractor fan.
Bedroom 3	A large L-shaped bed/sitting room. Exposed framework and picture window overlooking the rear garden. Pendant light point. Deep built-in cupboard with slatted shelving and radiator for airing linen.
Bedroom 4	L-shaped double bedroom. Window to front aspect. Pendant light point. Exposed framework.
Bedroom 5	Single bedroom. Window to front aspect. Exposed framework. Pendant light point.
Family Bathroom	Large and well appointed. White suite. Double ended bath with central taps, wall mounted mixer shower and circular chrome towel curtain rail. Washstand with wide ceramic basin, double cupboard beneath, mixer tap, tiled splashback, electric circular mirror and shaver socket above. Low level WC. Long display sill. Loft hatch. Window to rear aspect. LED downlighters.
Outside	Pedestrian gate and stone path to front entrance. Recently replaced close boarded fencing to the front boundary and shaped well stocked herbaceous borders. Five bar gate to tarmac/concrete driveway providing parking and access to:
Double Garage	Constructed of rendered and brick elevations beneath a tiled roof. Electric roller door to front. Light and power connected.
Gardens	The main area of garden extends to the rear of the property with the benefit of a south westerly aspect. Beautiful Indian Sandstone split level terrace to the full width of the cottage. Curved brick walls retain well stocked colourful borders with roses and further roses trained to the rear wall. Steps rise to gently sloping lawn with mature central apple tree. The rear boundary is enclosed by tall hedging with a further raised herbaceous border to the front retained by an attractive brick flint and stone wall. Herbaceous borders and shrubs. To the opposite corner of the garden there is a kitchen garden area with brick walling screening the boundary, compost bin, high quality aluminium framed greenhouse and six raised beds. To the rear of the garage there are further sheds and open fronted storage. Lawns continue to either side of the cottage converging back on the front garden where there is an ornamental pond.
Services	Mains electricity, water, drainage and gas central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 7QX
Council Tax	G
<p style="text-align: center;">VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE Tel. 01264 810702 www.evansandpartridge.co.uk</p>	

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Approximate Floor Area = 259.5 sq m / 2793 sq ft
 Outbuilding = 53.1 sq m / 571 sq ft
 Boiler Room = 1.6 sq m / 17 sq ft
 Total = 314.2 sq m / 3382 sq ft



(Not Shown In Actual Location / Orientation)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			
		64	79