



EVANS & PARTRIDGE

13 ST. PETERS CLOSE
GOODWORTH CLATFORD, ANDOVER











13 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**

GUIDE PRICE: £395,000 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. This well presented and generous proportioned property comprises porch, reception hall, ground floor cloakroom where there is space to install a shower if required and recess and plumbing for a washing machine. Living room with large picture window and feature fireplace. Separate dining room, garden room and modern kitchen. A completely enclosed rear porch area has also been created leading out to a private westerly facing terrace with flower beds. To the first floor there are two large double bedrooms and a fitted bathroom also with shower cubicle. The property has the additional benefit of a Garage/workshop.

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

Outside

Tiled entrance porch on exposed brackets, overhead light, panelled door into:

Reception Hall

Coir mat at threshold. Staircase with turnstile balustrade rising to the first floor. Stair lift and hand rail to opposite side. Coat hooks. Pendant light point. Low door to understairs store. Small pane glazed door with similar panel to side into living room. Further panelled door into:

Cloakroom	Mainly tiled walls. White suite. Wall hung wash hand basin with tiled splashback, large mirror and shaver socket above. Low level WC to one side. High level towel radiator. Deep alcove with space for shower. Currently with built-in double cupboard, one half for cloaks the other half deep shelving. Recess and plumbing for washing machine. Downlighters. Extractor fan.
Living Room	A large reception room with deep, wide picture window to the front aspect overlooking part of the landscaped communal grounds. Central feature fireplace, electric coal effect fire with inset granite surround and raised hearth. Decorative white washed mantelpiece. Ceiling coving. Central ceiling rose and light point. Wide opening into:
Dining Room	Space for table and side board or dresser. Ceiling coving. Central ceiling rose with light point. Panelled door into kitchen. Small pane glazed double doors into:
Garden Room	Double glazed elevations standing on brick plinths beneath a profile high ceiling. Glazed double doors and high level window overlooking the rear garden and giving access to the terrace.
Kitchen	Modern. Stainless steel sink unit with mixer tap and drinking water tap, drainer to one side, roll top work surfaces with ceramic tiled splashback. Concealed water softener. A range of high and low level cupboards and drawers. Bosch oven and grill. Four ring ceramic hob with extractor fan and light above. Integrated fridge and freezer with pull out larder to one side. A recently replaced full sized Beco dishwasher. Fuse box. Downlighters. Half glazed door and high level window to rear aspect where there is a:
Useful Boot Room / Store	High profile ceiling and sliding glazed door onto rear terrace and garden.
<u>First Floor</u>	
Central landing	Pendant light point. Access via hatch to boarded loft space with recently replaced hot water cylinder. Tall linen cupboard. Panelled doors to bedrooms and bathroom.
Bedroom 1	A substantial double bedroom with deep picture window to the rear aspect providing open country views. Twin built-in double wardrobe cupboards. Pendant light point.
Bedroom 2	A further substantial double bedroom with similar large window to the front aspect. Overlooking part of the communal gardens and garaging. Built-in double wardrobe cupboard. Pendant light point.
Bathroom	Well appointed. White suite comprising of panelled bath with mixer tap to one end. Wash hand basin set into roll top sill with mixer tap and electric mirror above; cupboards above and below. Low level WC. Glass/tiled shower enclosure with mixer shower. Floor to ceiling tiled walls. Window to rear aspect. Chrome towel radiator. Downlighters. Extractor fan.
Outside	The property has the benefit of a level paved courtyard style rear garden with herbaceous and rose borders screened to either side by brickwork, trellis and plants. Direct access from here to the communal gardens and walks to the village.
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

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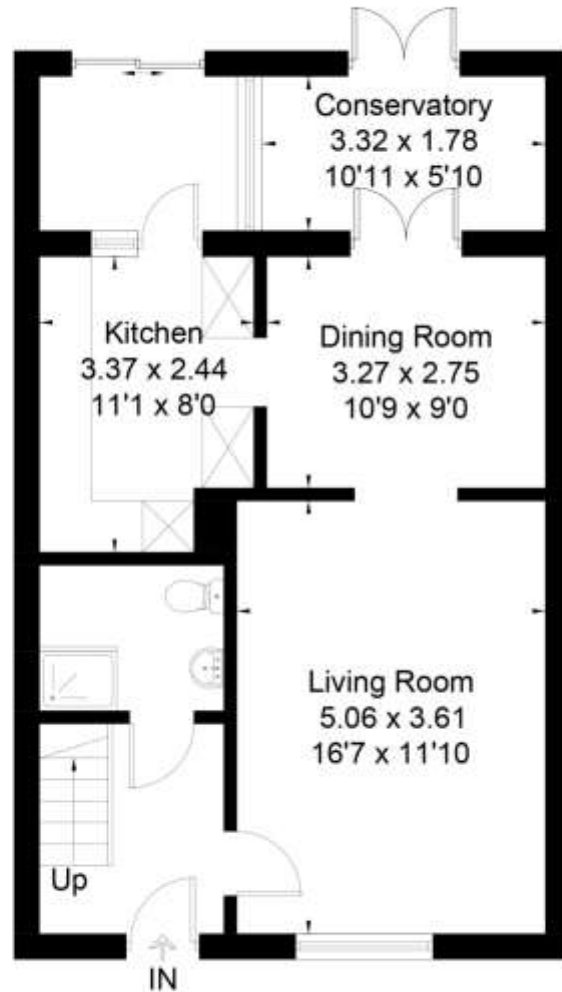
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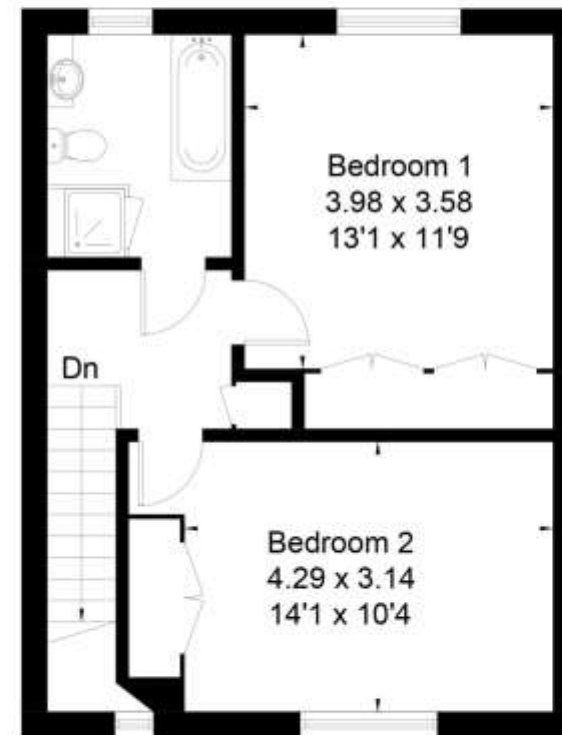
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Approximate Floor Area = 106.0 sq m / 1141 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90684

