



**2 BRAMLEY COTTAGES, GOODWORTH CLATFORD
ANDOVER, HAMPSHIRE**

EVANS & PARTRIDGE















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A BEAUTIFUL AND LARGE FOUR BEDROOM SEMI-DETACHED PERIOD PROPERTY IN A WELL REGARDED VILLAGE WITH SHOP, SCHOOL, PUBS AND GLORIOUS WALKS NEARBY.

SET IN THE HEART OF THE VILLAGE
COUNTRY WALKS - PUBS - RIVER - SHOP - SCHOOL
FOUR BEDROOMS - THREE BATHROOMS
SPACIOUS LIVING ACCOMMODATION
WELL ENCLOSED GARDEN

OFFERS INVITED AROUND: £565,000 Freehold

DESCRIPTION

A semi-detached period cottage constructed of cream washed smooth rendered elevations with exposed stone/flint plinth to front elevation, all under a slate roof. The accommodation comprises a reception hall and large cloak/boot room with WC, there is a good size dual aspect sitting room with attractive brick fireplace housing a log burning stove. A salient feature of the property is a stunning central open plan kitchen/diner with adjoining living area, also with fireplace, as well as a home office/utility room with a new boiler on the ground floor. To the first floor there are four bedrooms and two beautifully appointed bathrooms. The main south westerly facing garden to the rear of the property is well enclosed and attractively landscaped. Additional benefits include oak effect UPVC double glazed windows and doors as well as mains gas fired central heating. It is also important to note that the village shop, primary school, two pubs, playing field and riverside walks are all within a short distance of the cottage.

LOCATION

The property is situated in the sought-after village of Goodworth Clatford, with its renowned riverside walks. The village has a Post Office/ store, church, C of E primary school (rated Outstanding), village hall, two public houses and an active tennis club. The excellent Farleigh School is only 2.5 miles away and Rookwood School is within 10 minutes' drive. There is also an 18 hole golf course and large garden centre nearby, as well as the renowned Longstock Water Gardens (owned by the John Lewis Partnership) with its farm shop and tea rooms. Andover, about two miles distant, offers a more comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to Waterloo in just over the hour. The A303 is close at hand allowing convenient access to London and the West Country and the picturesque town of Stockbridge, traversed by the celebrated River Test, is approximately five miles away. The cathedral cities of Winchester and

ACCOMMODATION

Entrance

Quarry tiled step to UPVC timber effect door with integral obscure glazed fan light and lantern style light above leading into:

Reception Hall

Window to front aspect. Low door to understairs storage cupboard. Karndean oak effect flooring with coir mat at threshold. Down lighter. Cupboard with meter and fuse box. Pine latch door into open plan kitchen/dining room with adjoining living area. Further pine panel door into:

Large Cloakroom/Boot Room Space for coat hooks and boot storage. White pedestal wash hand basin with tiled splash back and low level WC. Karndean oak effect flooring. Obscure glazed window to rear aspect. Down lighter.

Open Plan Kitchen/Dining Room

Kitchen Ceramic 'Belfast' sink unit with mixer tap. Solid oak butcher block work surfaces. Range of pastel colour washed hand-built high and low level cupboards and drawers incorporating high level leaded display cabinets. Double doors into larder/pantry and full height broom cupboard. Free-standing Belling Range comprising two ovens, grill, warming area and seven ring gas hob built into brick chimney breast with tiled splash back and exposed beam above. Space for upright fridge/freezer. Recess and plumbing for dishwasher. Down lighters. Karndean oak effect flooring. High ceiling with profile at end of room and Velux sky light to rear aspect. Spot lights. Picture window overlooking rear garden. Glazed door leading onto patio and garden. Open doorway into:

Dining Area Space for family dining table with two pendant light points above. Karndean oak effect flooring.

Adjoining Living Area Attractive open brick fireplace with brick hearth. Recess to either side of chimney breast, one with pine latch door into sitting room, the other with built-in display shelf, cupboard beneath and shelving above. Karndean oak effect flooring. Exposed ceiling timbers. Window and bay window to front aspect, both with bespoke shutters.

Home Office/Utility Room Home office area. Recess and plumbing for washing machine and space for dryer. Space for under-counter freezer. Wall mounted newly fitted mains gas fired boiler with a 10 year warranty. Ceiling light point. Window to rear aspect. Karndean oak effect flooring.

Sitting Room (Large dual aspect room) Attractive brick fireplace housing wood burning stove on brick hearth. Exposed ceiling joists. Two windows to front aspect. Glazed double doors to rear aspect opening onto patio and garden. Wall lights. Turning staircase with exposed balustrade to side rising to first floor.

FIRST FLOOR

Central Landing Window to rear aspect beside. Down lighters. Pine panel doors to:

Principal Bedroom Window to front aspect. LED down lighters. Access to loft space via hatch. Built-in furniture to either side of chimney breast, one side with double cupboard and storage above, the other with drawers and cupboards over.

Bedroom Two Window to front aspect. Exposed chimney breast with alcove to one side for built-in/free-standing furniture. Pine door to other side into shelved cupboard. LED downlighters. Shelving.

Bedroom Three Window to front aspect. Alcove. Pendant light point.

Bedroom Four Window to rear aspect overlooking main garden. LED down lighters.

Bathroom One	White suite comprising twin wash hand basins set in long Corian surface, cupboards beneath, ceramic tiled splash back with bevel edge mirrors and wall lights over. Low level WC with concealed cistern to one end. Deep panelled bath with fully metro-tiled surround and tiled alcove. Tradition style wall mounted mixer tap incorporating an overhead shower, with glass screen. Slate effect porcelain tiled floor. Towel radiator. Spotlights. Extractor fan. Half obscure glazed window to rear aspect.
Bathroom Two	White suite comprising four claw roll top corner bath with travertine tiled surround, mixer tap/hand held shower attachment, overhead shower and glass screen. Pedestal wash hand basin with travertine tiled splash back, mirror fronted cabinet over. Low level WC. Towel radiator. Polished travertine tiled floor. Obscure glazed window to rear aspect. Ceiling light point with spot lights. Extractor fan.
OUTSIDE	The property fronts onto the village lane with attractive border immediately to the front of the cottage with low privet hedging, flowers and shrubs.
Rear Garden	Comprises a long paved patio area. Gated covered walkway to one end leading onto the village lane. Lean-to shed and raised area. Steps rise at each end of the patio onto a level Astroturf lawn area with lavender and rose border to one side, mixed herbaceous border to the rear boundary with specimen trees. Further raised terrace to one end with surrounding borders and tree offering shade, pear tree to side. The garden is well enclosed by tall ship lap fencing and hedging plants and has the benefit of a south westerly facing aspect. Outside lighting. Outside tap.
Services	All mains services are connected. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP11 7RA
Council Tax	Test Valley Borough Council - Tax Band E

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