

2 YEW TREE CLOSE
GOODWORTH CLATFORD, ANDOVER



EVANS & PARTRIDGE















2 YEW TREE CLOSE, GOODWORTH CLATFORD, ANDOVER, HAMPSHIRE, SP11 7RR

**AN EXTENDED FAMILY HOUSE PROVIDING EXCELLENT FAMILY ACCOMMODATION INCLUDING FIVE BEDROOMS AND
FEATURING A LARGE OPEN PLAN KITCHEN THAT OPENS INTO A MODERN GARDEN ROOM IN A QUIET TUCKED AWAY
POSITION WITH WESTERLY FACING GARDEN OVERLOOKING PADDOCK**

**ORNATE GARDEN ROTATING GARDEN DINING POD
PUBS - RIVER - SHOP - SCHOOL- CHURCH - HALL
ALL IN CLOSE WALKING DISTANCE
WESTERLY FACING GARDEN WITH VIEWS
SET BACK FROM THE ROAD IN QUIET SPOT
OPEN PLAN LIVING AND 5 BEDROOMS**

OFFERS INVITED AROUND: £695,000 Freehold

DESCRIPTION

A modern detached house set back from the road and linked on either side by garaging, constructed of brick beneath a tiled roof and recently upgraded with new double glazed windows and doors. The property features a newly installed kitchen and breakfast room with adjoining dining and sitting area which connect through to a garden room with a lantern roof, underfloor heating and folding doors to a west facing garden that is level and attractively landscaped, backing onto paddock. A modern glazed circular dining pod offers rotating views and most recently the owners have installed a new well appointed ground floor shower room. The remaining accommodation includes a living room, reception hall and an inner hall connecting to the garage and workshop. The first floor provides five bedrooms and a bathroom in need of modernisation, with scope to create an adjacent en suite shower room to the largest bedroom. Parts of the house have been left for re decoration to allow the new owners to personalise and finish the property.

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 Salisbury are both within 30 minutes' drive as is Basingstoke

ACCOMMODATION

APPROACH

A paved step leads to a wide glazed sliding door opening into:

ENCLOSED PORCH

An enclosed porch with UPVC and double glazed elevations beneath a tiled roof. The space includes ceramic tiled flooring, a textured tiled side wall, ceiling downlighters and a composite entrance door with decorative obscure glazed panels leading into:

RECEPTION HALL	Full height obscure glazed panels to either side of the front door allow natural light into the hall. Exposed pine floorboards extend throughout. A sliding door conceals a deep double cloaks cupboard and a staircase with balustrade rises to a split level half landing and the first floor. There is also a deep under stairs storage cupboard with light and shelving. Doors lead to the inner hall, living room and open plan kitchen and breakfast room with adjoining dining/sitting area.
INNER HALL	With exposed pine floorboards, this area provides access to the integral garage and to the ground floor shower room.
SHOWER ROOM	Modern and well appointed, featuring ceramic tiled flooring and walls with chrome detailing. The raised wash hand basin with mixer tap is set on a washstand with cupboard beneath and illuminated mirror fronted storage above. There is a low level WC with concealed cistern with polished granite sill above, a walk in wet area with glass screen, overhead and handheld shower fittings, a chrome towel radiator, obscure glazed window, shaver socket and ceiling downlighters.
LIVING ROOM	Exposed floorboards and wide glazed sliding doors opening onto the rear terrace and garden, providing views towards paddock. There is a decorative fireplace suitable for either a log burning stove or a gas fire (near chimney and with gas supply). A stained glass panel and matching high level glazing bring in additional light between the living room and dining/living area.
KITCHEN AND BREAKFAST ROOM	An open plan kitchen linking directly to the dining and sitting area. Fitted with granite effect work surfaces and matching upstand, a long peninsula breakfast bar, inset sink with mixer and drinking water tap. The kitchen offers a wide range of cupboards and drawers, glazed display cabinets with lighting and deep pan drawers. Appliances include an integrated AEG microwave, Rangemaster cooker with double oven and grill, gas hob with removable griddle, glass splashback, extractor with light, integrated dishwasher and space for an American style fridge freezer. There is a full height larder cupboard, oak effect flooring, LED lighting and a wide picture window to the front.
DINING AND SITTING AREA	A continuation of the open plan layout with oak effect flooring, LED downlighters and feature lighting above the breakfast bar. Glazed double doors open into:
GARDEN ROOM	A high quality extension with brick elevations beneath a flat roof and a central glazed lantern surrounded by LED downlighters. Glazing extends across one wall to the side aspect with high level windows and wide central side and fold doors opening to the garden. There is a further picture window to the rear aspect, ceramic tiled flooring with underfloor heating and a fitted dining bar area.
FIRST FLOOR	From the half landing, a staircase leads to Bedroom Five and a further staircase to the main landing. The landing includes a loft hatch with sliding aluminium ladder (loft partly boarded for storage) and a cupboard housing the hot water cylinder with shelving above.
BEDROOM ONE	A spacious double bedroom with two front facing windows providing views between neighbouring properties and across the valley. Wide sliding doors conceal fitted wardrobes.
BEDROOM TWO	A double bedroom with large window overlooking farmland and countryside. Built in wardrobe concealed by sliding doors.
BEDROOM THREE	A double bedroom with large rear facing window overlooking the garden and adjoining countryside. Built in wardrobe and shelving.
BEDROOM FOUR	Rear facing window, fitted shelving to one wall and ceiling light point.

BATHROOM	Fitted with a suite comprising wash basin with cupboard beneath and mirror with lighting above, cast iron bath with mixer tap and handheld shower, low level WC, obscure glazed window, towel radiator and spotlighting. The adjoining shower requires refurbishment.
BEDROOM FIVE	A double bedroom with front Velux skylight and rear dormer window providing countryside views. Exposed purlins, recessed lighting, eaves cupboards, shelving and a washstand with basin and cupboard beneath.
INTEGRAL GARAGE	Currently used as a workshop with insulated up and over door, water softener (recently installed), meters, fuse boxes, shelving and workbench space. Stainless steel basin with hot and cold supply, plumbing for washing machine and space for dryer. Obscure glazed door to garden and lighting throughout. A further door leads to a boiler room housing a wall mounted Worcester Bosch mains gas fired boiler.
<u>OUTSIDE</u>	
FRONT	The property is set back from the village road, approached via a tarmac driveway serving the property and 3 neighbours, hardstanding and reinforced lawn to one side extend to the front of the house. Parking is provided for up to four vehicles with mature climbing plants and shrubs to the borders. The immediate neighbours share two additional parking spaces beside the village road.
REAR GARDEN	The rear garden enjoys a westerly aspect and includes a wraparound paved terrace providing sitting and dining areas. There is a brick edged shrub borders, a timber garden shed with light and power connected, outside taps, a bin store and remote-controlled lighting. Wisteria is trained to the rear wall with an awning beneath. The level lawn is bordered by mature herbaceous and evergreen planting, including bay and conifers. In one corner is a raised paved terrace with a Ornate Gardens circular glazed garden pod that can be rotated for sun or shade, featuring a built-in seating area, dining table, light and heater. The rear boundary is enclosed by steel post and rail fencing and overlooks a paddock beyond.
SERVICES	All mains services including mains gas, water and electric. Outside CCTV coverage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
COUNCIL TAX BAND	Test Valley Borough Council - Band E
DIRECTIONS	SP11 7RR

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

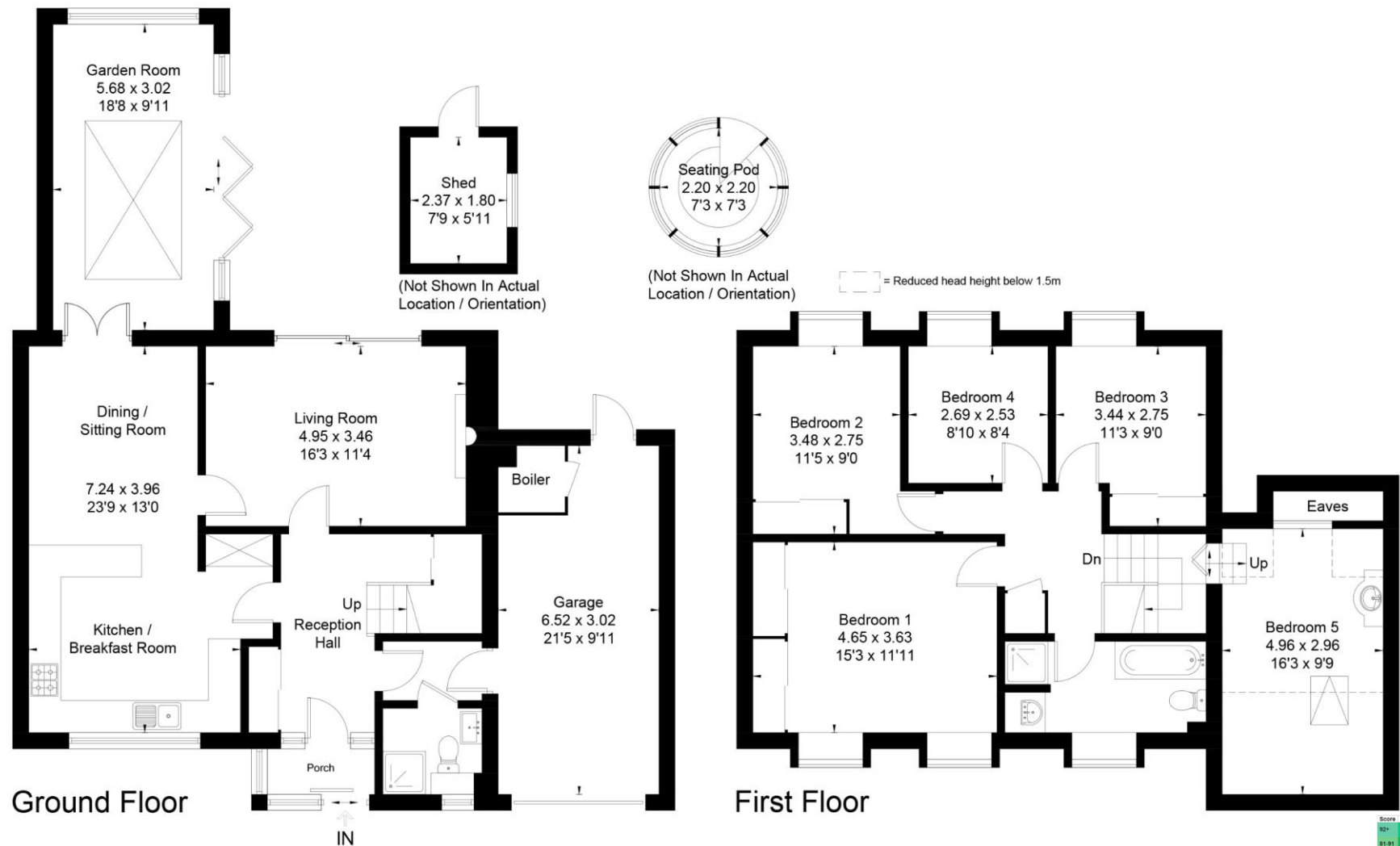
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 186.7 sq m / 2010 sq ft
Seating Pod = 3.8 sq m / 41 sq ft
Total = 190.5 sq m / 2051 sq ft
(Including Garage / Eaves / Excluding Shed)



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 #99429

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		