



10 BURDOCK CLOSE

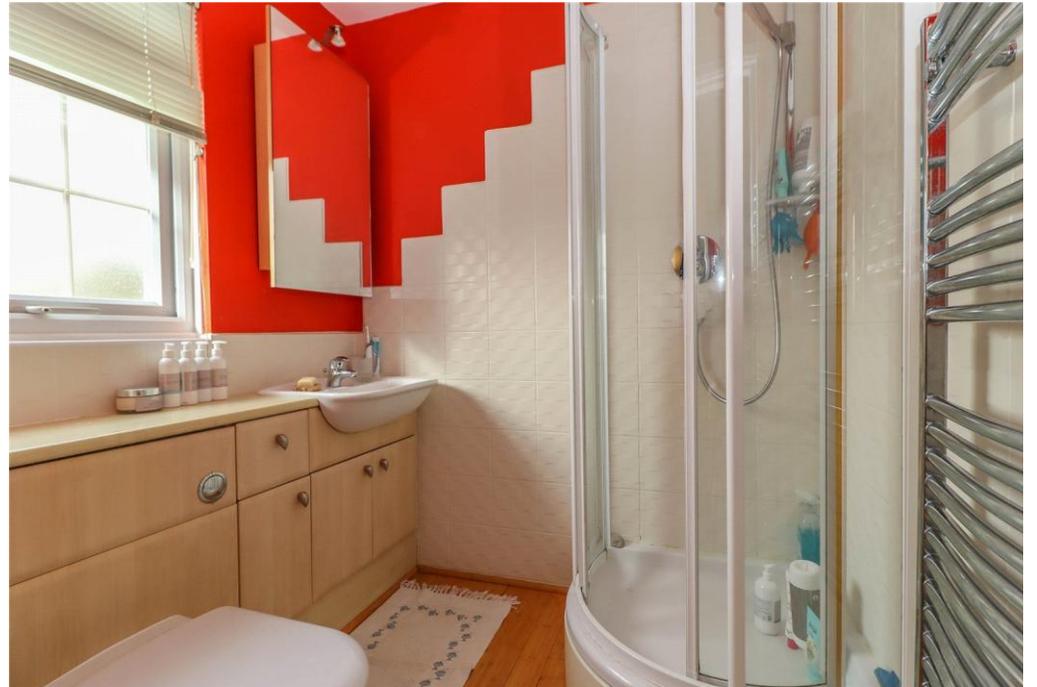
GOODWORTH CLATFORD, HAMPSHIRE

EVANS & PARTRIDGE











10 BURDOCK CLOSE, GOODWORTH CLATFORD, HAMPSHIRE, SP11 7RS

A MODERN DETACHED FAMILY HOUSE SITUATED IN A SOUGHT AFTER RESIDENTIAL CLOSE WITH EXTENDED GARDENS TO THE REAR OVERLOOKING FARMLAND

RECEPTION HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, CONSERVATORY, STUDY / OFFICE, KITCHEN
SPACIOUS LANDING, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, FAMILY BATHROOM
DOUBLE GARAGE, PARKING, DELIGHTFUL LANDSCAPED GARDENS WITH ATTRACTIVE VIEWS

OFFERS INVITED AROUND: £725,000 Freehold

DESCRIPTION

A mature detached family house, understood to have been built in 1977, constructed of brick elevations under a tiled roof with the benefit of UPVC double glazed windows and doors and also gas fired central heating. The accommodation comprises a reception hall with cloakroom, a spacious double aspect living room with log burning stove and glazed double doors into a separate dining room leading through to an exceptionally large conservatory constructed of white aluminium double glazed units with French doors leading into the garden. In addition, there is also a separate study/office and a well fitted kitchen with oak units, granite work surfaces and breakfast bar. To the first floor there is a spacious landing, a master bedroom with en suite shower room and stunning views over the rear garden to fields beyond, three further bedrooms and a family bathroom. A particular feature of the property is the garden - the current owners purchased an additional piece of land in recent years extending the original garden at the rear.

LOCATION

The property is situated in a particularly sought after Close where properties rarely come to the market in the village of Goodworth Clatford, which has a playing field with a new playground, Post Office/store, church, primary school and two public houses, as well as delightful riverside walks. Andover, approximately two miles distant, offers a more comprehensive range of shopping, leisure and educational facilities as well as a mainline railway station providing fast services to Waterloo in just over one hour. The A303 is close at hand for access to London and the West Country; Stockbridge, traversed by the River Test, is approximately five miles to the south and the cathedral cities of Winchester and Salisbury are within about 30 minutes' drive.

ACCOMMODATION

Entrance Porch	Pillared with recently replaced composite door with obscure glazed panels to either side leading into:
Reception Hall	Staircase rising to first floor. Understairs storage cupboard. Smoke alarm. Thermostat. Radiator. Oak faced doors leading to:
Cloakroom	White suite comprising low level WC suite and china wash hand basin with tiled splash back and cupboard beneath. Travertine tiled floor. Extractor fan. Radiator.
Living Room	Inset log burning stove with marble surround and granite hearth. Window to front aspect. French doors to opposite aspect. Wall light points. Dimmer switch. TV aerial. Two radiators. Full height glazed double doors into:
Dining Room	Wood effect laminate flooring. Lattice covered radiator. Central light with dimmer switch. Full height glazed door into hallway. White aluminium double doors with glazed side panels leading into:

Conservatory	Constructed of dwarf brick walls with white aluminium double glazed windows with French doors to side leading onto paved patio. Glazed roof with opening light and new sail blinds. Down lighting. Wood effect laminate flooring. Power points.
Study/Office	Window to front aspect. Wood effect laminate flooring. Telephone point. Triple ceiling spot light. Radiator.
Kitchen	Stainless steel sink unit with central bowl and mixer tap. Extensive range of high and low level oak panelled cupboards and drawers. Granite work surfaces with ceramic tiled splash back and concealed lighting. Neff oven/grill and microwave oven with drawer beneath, cupboard above. Neff four ring induction hob with drawer beneath, extractor fan and light within hood above. Neff integrated dishwasher. Pull-out larder cupboard with stainless steel shelving (not vented) with space to one side for American style fridge/freezer. Down lighting. Granite peninsular breakfast bar. Corner shelving. Window to rear aspect. Full height glazed door leading onto patio leading to garaging. Ceramic tiled floor. Dimmer switch. Upright radiator.
<u>FIRST FLOOR</u>	
Spacious Landing	Access to insulated boarded loft with ladder and light. Window to front aspect. Deep airing cupboard with slatted shelving. Radiator. Oak faced doors leading to:
Master Bedroom	Window with glazed panels to either side and far reaching views over the rear garden and farmland beyond. Fitted wardrobe cupboards. Wood effect laminate flooring. Bedside cabinets. Corner cupboard with display shelf over. Radiator. Oak faced door leading to:
En Suite Shower Room	White suite comprising inset wash hand basin with mixer tap, drawers and cupboard beneath, glass fronted cabinet with light above. WC with encased cistern. Part tiled walls. Bamboo flooring. Obscure glazed window to rear aspect. Fully tiled shower cubicle. Chrome heated towel radiator.
Bedroom Two	Window to front aspect. Distressed oak effect laminate flooring. Built-in wardrobe cupboards with cupboards above. Telephone point. Radiator.
Bedroom Three	Window to rear aspect with views over the rear garden and fields beyond. Distressed oak effect laminate flooring. Radiator.
Bedroom Four	Window to front aspect. Fitted double wardrobe cupboard with cupboard over. Radiator.
Family Bathroom	White suite comprising tile panelled bath with mixer tap, shower unit and folding screen. WC suite with encased cistern. Inset wash hand basin with mixer tap, cupboard beneath. Bamboo flooring. Obscure glazed window. Part tiled walls. Down lighting. Heated towel radiator.
OUTSIDE	Delightful landscaped gardens and grounds with views.
Front Garden	Tarmacadam driveway leading to garaging with parking for two cars. Brick paved steps and pathway leading to front entrance. Lawned area with shrub borders and clematis. Shingled border. Further shingled border to one side of house with inset dry grasses. Timber gate to one side of garaging leading into rear garden. Outside sensor lighting.

Rear Garden

Backing onto farmland and well enclosed to either side by close boarded fencing and mature hedging to rear boundary. The gardens are beautifully landscaped being mainly laid to lawn on two levels with steps and raised borders to either side with a colourful display of flowers and shrubs. Various mature trees including Silver Birch, Copper Beech, Robinia, Rowan and Morello Cherry trees. Rockery faced borders. Brick built barbecue. Paved patio areas. Fruit trees including apple and pear. Vegetable/soft fruit border to one side with blackcurrant. Timber garden shed. Water butt. Outside sensor lighting.

Double Garage

Brick built with electronic up and over door and light. Wooden sash window to side aspect (not double glazed). Half glazed UPVC door to rear. Plumbing for washing machine. Vented for dryer. Worcester gas fired boiler (replaced in 2023). Tap. Fuse box. Shelving. Smart meters for gas and electricity.

Services

All mains services are connected. Superfast broadband has been installed in the road at the front of the property. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.

Directions

From Stockbridge proceed in a northerly direction on the A3057 towards Andover, through Leckford and past 'The Mayfly' public house. Proceed for approximately two miles and turn left into Church Lane, signposted Goodworth Clatford. Continue to the junction at the end, turn left and then take the second turning on the right hand side into St Anne's Close, proceed up the hill, follow the road round to the left into Burdock Close. Proceed to the top and follow the road round to left, then sharp right hand bend and the property will be found further up on the right hand side.

Council Tax

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VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

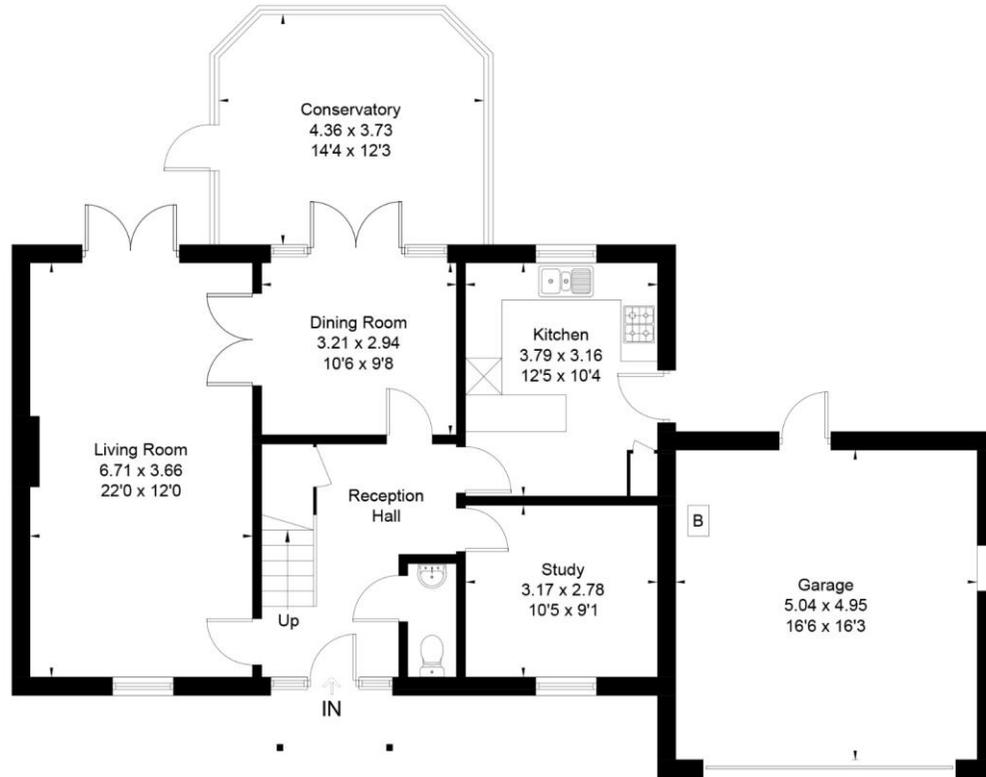
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 155.3 sq m / 1671 sq ft
 Garage = 24.9 sq m / 268 sq ft
 Total = 180.2 sq m / 1939 sq ft



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #103930

Score	Energy rating	Current	Potential
92+	A		95A
81-91	B		
69-80	C	89C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		