

ORCHARD HOUSE, CHURCH LANE

GOODWORTH CLATFORD, ANDOVER, HAMPSHIRE



EVANS & PARTRIDGE















ORCHARD HOUSE, CHURCH LANE, GOODWORTH CLATFORD, ANDOVER, HAMPSHIRE, SP11 7HL

A LARGE DETACHED FIVE DOUBLE BEDROOM FAMILY HOUSE THAT HAS BEEN STYLISHLY MODERNISED THROUGHOUT AND PROVIDES EXCELLENT LIGHT AND AIRY ACCOMMODATION, STANDING IN A LARGE PRIVATE PLOT WITH ATTRACTIVELY LANDSCAPED GARDENS

**OVER A THIRD OF AN ACRE - ATTRACTIVELY LANDSCAPED GARDENS
EXTENSIVE PARKING AND DETACHED DOUBLE GARAGE
SPACIOUS WELL-APPOINTED ACCOMMODATION WITH PRINCIPAL ROOMS OVERLOOKING MAIN GARDEN
PRINCIPAL BEDROOM WITH LARGE DRESSING AREA AND LUXURY BATHROOM
FOUR FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM AND SPACE FOR ADDITIONAL EN SUITE
EXCELLENT VILLAGE, COMMUNITY AND WALKS**

OFFERS INVITED AROUND: £1,250,000 Freehold

DESCRIPTION

An extended detached individual house built in the 1970s which has been completely remodelled and tastefully modernised by the present owner to take advantage of its attractive setting within this popular village. The plot extends to about 0.35 acres. To the front of the house there is comprehensive off-road parking and a large detached double garage. The main rear garden has the benefit of a south easterly aspect as well as great privacy. This features a large terrace and gazebo area, good sized level lawn, well-stocked beds and an attractive brick and flint hut at the rear boundary which could be converted to a home office. The spacious accommodation is light and airy throughout and flows well for family life and entertaining.

LOCATION

The property is situated in the heart of the sought after village of Goodworth Clatford, with its renowned riverside walks. The village has a Post Office/store, church, primary school, village hall, two public houses and an active tennis club. 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 barn style 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 to the south. The cathedral cities of Winchester and Salisbury are both within 30 minutes' drive.

ACCOMMODATION

Entrance	Paved approach and step. Contemporary lantern style lights to either side of pastel colour washed part glazed composite door leading into:
Central Reception Hall	(Substantial and wide) Striking view through entire house to rear garden. Two full height casement windows to either side aspect. Window to side aspect. Door to understairs storage cupboard. Staircase with exposed balustrades rising to the first floor. Patterned porcelain tiled flooring throughout. Traditional style radiator. Two pendant light points. Oak/glazed double doors into living room. Wide opening into dining room. Oak panelled doors into study, kitchen/breakfast room and cloakroom.
Cloakroom	White suite comprising white wash hand basin on chrome stand, mixer tap and splash back above. Low level WC with concealed cistern. Wide sill above and obscure glazed window to side aspect. Patterned porcelain tiled flooring. LED down lighters.

- Living Room** (Large triple aspect room) Featuring substantial rear facing picture window overlooking the main garden, wide oak topped window seat with storage under. Further picture window to front aspect. Window to side aspect. Engineered oak wood flooring. Two pendant light points. Two traditionally styled radiators.
- Dining Room** (Substantial and ideal for entertaining) Wide opening connects through to kitchen/breakfast room. Substantial aluminium frame glazed wall with wide sliding door opening onto the rear terrace and enjoying views over the attractively landscaped main garden. Herringbone porcelain tiled flooring. Pendant light point. Traditionally styled radiator.
- Kitchen / Breakfast Room** Belfast style ceramic sink unit with mixer tap. Polished quartz work surfaces with similar upstand and windowsill. A range of pastel colour washed low level cupboards and drawers. Rangemaster Nexus with two large ovens, separate grill and warming area, wide multi zone induction hob above. Ceramic tiled splash back. Matt grey hood above with extractor and light. Display shelving extends to either side. Space and plumbing for American style fridge freezer, integrated under counter dishwasher and recycling area. Space for dresser. Large polished quartz topped central island with breakfast bar to one side. Power points to end and a range of deep pan drawers. Pendant light points above. Further LED down lighters. Picture window to front aspect. Aluminium frame glazing almost to the full width of the room with sliding door opening onto the rear terrace, gazebo and gardens. Herringbone porcelain tiled flooring. Contemporary upright radiators. Oak door to utility and boot room.
- Study / Playroom** Picture window to front aspect. Laminate flooring. Pendant light point. Traditional radiator.
- Utility / Boot Room** (Large and extremely practical) Oak block work surfaces. Inset twin bowl ceramic sink with mixer tap and metro tiled splash back. A range of cupboards and drawers beneath. Recess and plumbing for washing machine. Space beside for dryer. Porcelain tiled flooring throughout. Space for bench with numerous coat hooks above. Range of built-in full height cupboards concealing plant including Grant oil-fired boiler, pressurised hot water cylinder and expansion tanks and water softener. Ceiling light points. Picture window to front aspect. Glazed door to rear terrace and garden. Traditional style radiator.

FIRST FLOOR

- Long Central Landing** Balustrade overlooking stairwell and part of reception hall. Picture window to front aspect. Further window to side aspect. Ceiling light points. Two loft hatches. Oak door conceals a deep walk-in linen cupboard with pendant light. Engineered oak wood flooring. Further oak doors to:
- Principal Bedroom Suite** BEDROOM: (Double) Wide picture window overlooking the main garden. Pendant bedside reading lights. Central ceiling light point. Engineered oak wood flooring. Oak door into principal bathroom. Wide opening into: DRESSING ROOM: (Door to landing which could be partitioned off and used as a good sized sixth bedroom if required). Engineered oak wood flooring continues. Space for two long runs of full height wardrobes. Picture window to front aspect. Pendant light point. Principal BATHROOM: (Well-appointed and spacious) Twin contemporary raised Italian Orion Terrazzo oval wash hand basins, each with mixer tap, standing on a wide teak wood wash stand, storage beneath. Wide electric mirror above, Minerva display sill under extending to one side. Shaver socket to end. Contemporary roll top free-standing bath with raised corner mixer tap/handheld shower attachment. Picture window with Minerva sill and views over the rear garden beside. Large wet area with frameless glass screen, overhead and handheld shower attachments, bottle recess. Tall chrome towel radiator to one end. Low level WC. Patterned encaustic tiled flooring. Ceiling light point. LED down lighters. Extractor fan.
- Bedroom Two** (Large double bedroom) Large picture window overlooking the main garden. Pendant light point. Engineered oak wood flooring. Space and plumbing in situ to create second en suite if required.
- Bedroom Three** (Large double bedroom) Picture window to the front aspect. Further window to side aspect. Ceiling light point. Loft hatch. Engineered oak wood flooring.

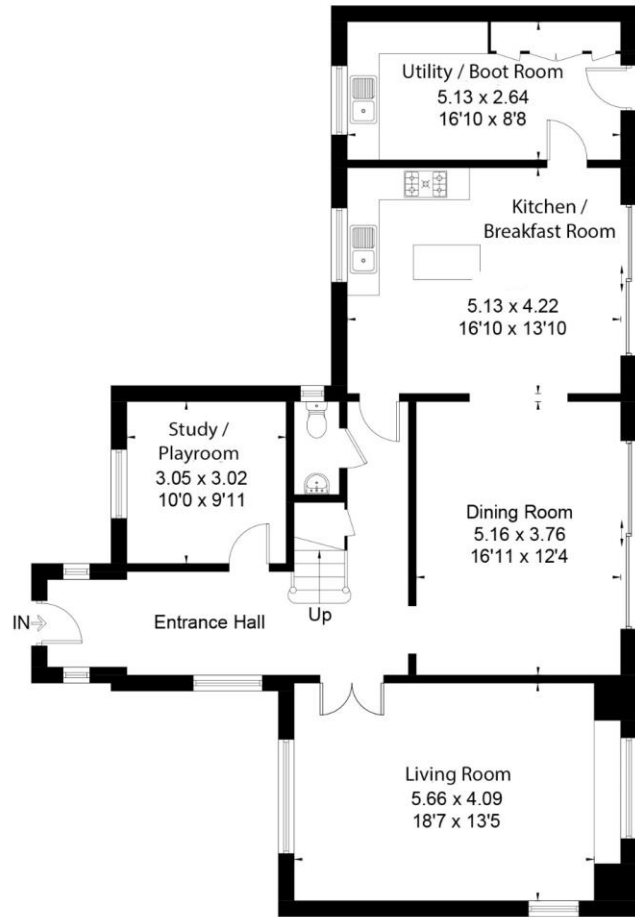
Bedroom Four	(Large double bedroom) Picture window overlooking the main garden. Engineered oak wood flooring. Pendant light point.
Bedroom Five	Picture window to front aspect. Attractive views across meadow. Engineered oak wood flooring. Pendant light point. Open fronted double wardrobe. Display shelving.
Family Bathroom	(Well appointed) White suite comprising wide wash hand basin on matt grey wash stand with double cupboard beneath, mixer tap and circular electric mirror above. Double ended panelled bath with central mixer tap. Low level WC. Folding glass door into well proportioned tiled shower enclosure with overhead and handheld attachments, bottle recess. Chrome towel radiator. Feature porcelain tiling to one wall. Oak effect porcelain tiled floor. LED down lighters. Extractor fan. Window with bespoke shutters to the rear aspect overlooking main garden.
OUTSIDE	Splayed tarmac approach off Church Lane. Wide opening with yew hedge to one side leading onto a substantial timber edged gravel driveway extending to the front of the house providing comprehensive off-road parking, surrounded by well-stocked herbaceous borders, well screened from the lane by mature hedging. Silver birch tree to one side. Twin outside sockets to front and rear. Power (not fitted but wiring in place) to run electric to front and rear for outbuilding or electric gate. Taps to front and rear.
Large Double Garage	Constructed of brick elevations beneath a tiled roof. Twin wide barn style double doors provide access (cavity built). Open plan internally. Light and power connected. Power source for EV charger. Insulated boarded loft for storage. Fencing between house and garage with central heavy wrought iron gates opening into:
Main Garden	(South easterly facing) Extending to the side and rear of the house, comprising generous full width sandstone terrace with well stocked surrounding herbaceous borders full of colourful flowers and an abundance of interesting shrubs and raised herb planter to one end. Sandstone path and step up to large veranda with paving beneath ideal for seating furniture or dining. White gravel bed to one side with oil tank screened by trellis. Level lawns with further deep borders all enjoying a good degree of privacy with high well enclosed boundaries. Wild areas to the rear of the main lawn. Apple tree and split-level treehouse. Larch and yew trees, box plants and further nature areas.
Brick and Flint Hut	To the rear boundary there is an attractive brick and flint hut beneath a tiled roof. Two windows and central double doors look back down the main garden. Currently used as a garden store but could be converted into a home office or summerhouse. Conservation sky light to rear roof. Compost area to rear of hut with paving for storage and water butts.
Services	Mains electricity, water and drainage. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP11 7HL
Council Tax Band	G

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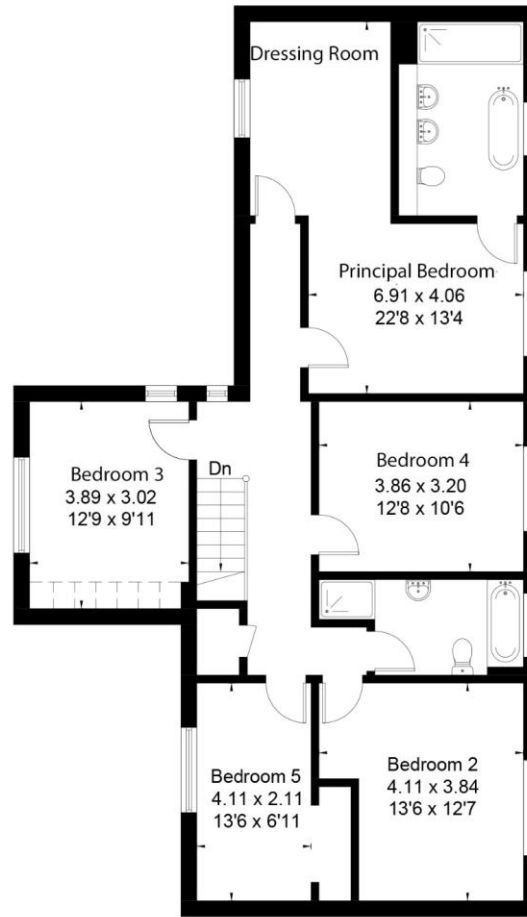
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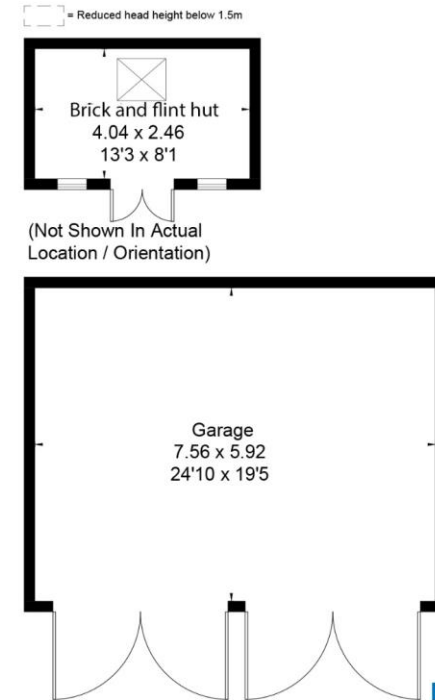
Approximate Floor Area = 224 sq m / 2411 sq ft
 Garage = 45.0 sq m / 484 sq ft
 Outbuilding = 10.0 sq m / 108 sq ft
 Total = 279 sq m / 3003 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		68	75
EU Directive 2002/91/EC			