

APPLE COTTAGE, GOODWORTH CLATFORD
ANDOVER, HAMPSHIRE



EVANS & PARTRIDGE











APPLE COTTAGE, GOODWORTH CLATFORD, ANDOVER, HAMPSHIRE, SP11 7RN

ATTRACTIVE, INDIVIDUAL HOUSE BUILT IN THE COTTAGE STYLE, WITH PRIVATE WESTERLY FACING GARDEN SITUATED IN THE HEART OF THIS POPULAR VILLAGE.

BESPOKE ALUMINIUM FRAMED GARDEN ROOM
AUTOMATIC GARAGE DOOR THROUGH CAR PORT TO EXTENDED DRIVE
ATTRACTIVE WESTERLY FACING SECLUDED GARDEN
HEART OF THE VILLAGE
SHORT WALK TO PUBS, SHOP AND RIVER
WELL PRESENTED ACCOMMODATION
NO CHAIN

OFFERS INVITED AROUND: £595,000 Freehold

DESCRIPTION

An individual detached house in the heart of the village. Newly whitewashed brick elevations beneath a tiled roof with the benefit of double glazing and main gas fired central heating. The well maintained and presented accommodation includes hall, large living room with open fireplace, large modern garden room, kitchen/dining room, rear hall and cloakroom. On the first floor there is a large dual aspect main bedroom with space to create an en-suite, two further bedrooms and a family bathroom. The property fronts the main village street, an electric garage door enables parking under a large car port and access to additional parking beyond. The main garden is sheltered and secluded.

LOCATION

The property is situated in the sought-after village of Goodworth Clatford. The village has a community owned Post Office/store, church, primary school, two public houses and a well used Village Club with tennis courts. 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.

SCHOOLS AND RECREATION There is excellent schooling (private and state) in the area in addition to the primary school in the village. Stockbridge has primary and secondary schools; Kings and Peter Symonds Sixth Form College are located in Winchester and there are Grammar Schools in Salisbury. Farleigh Preparatory School is within a short drive; other local public schools include Winchester College and St Swithun's in Winchester, Godolphin, Chafyn Grove and the Cathedral School in Salisbury. There is excellent fishing on the River Test and a golf course in Leckford as well as two in Andover.

ACCOMMODATION

Entrance

Paved steps rise to tiled porch on exposed timber posts standing on painted brick plinths. Overhead lantern style light. Trellis and climbing roses to either side. White washed panelled door into:

Entrance Hall

Coir mat flooring. Old sprung doorbell. Ceiling light point. Coat hooks. Oak glazed doors to open plan kitchen/dining room and living room.

Living Room	A large dual aspect reception room. Open Jetmaster fireplace with Limestone surround and raised hearth. Attractive arched recesses to either side of the chimney breast, each with built-in book/display shelving. Window to front aspect. Wide glazed double doors opening into garden room with views through to the main garden area. Wall lights. Easy tread turning staircase with low half landing and exposed balustrade to one side rising to the first floor.
Garden Room	A well-appointed modern structure and excellent addition to the house. Brick walls supporting aluminium frame, double glazed elevations, beneath a high aluminium frame glazed roof. Hooks for sails/shades in the summer months. Oak flooring throughout. Full height corner window to front aspect. Wall lights. Electric radiator. A glazed door with coir mat at threshold to the driveway and main rear garden. Aluminium/glazed door into:
Rear Hall	Coir mat flooring. Pendant light point. Coat hooks. Oak/glazed door into kitchen/dining room. Sliding oak door conceals cloakroom.
Cloakroom	White suite. Wall hung wash hand basin with tiled splashback and mirror fronted cupboard above. Low-level WC. Pendant light. Obscure glazed window. Vinyl flooring.
Kitchen/Dining Room	A range of Maple fronted high and low-level cupboards and drawers. Low-level basket shelves. Under-counter Bosch oven and grill. Four ring Neff gas hob with extractor fan and light above. Stainless steel 1½ bowl sink unit with mixer tap and drainer. Long rolled top work surfaces with ceramic tiled splashbacks. Recess and plumbing for dishwasher. Space for tall fridge freezer in alcove with half dresser to one side. Low-level cupboard and drawer, glazed china cabinet over. Recess and plumbing for washing machine. Former fireplace currently used for wine storage with shelf above. Similar half dresser to other side of chimney breast. Space for dining table. LED and halogen downlighters. Window to the rear aspect overlooking the main garden. Further large window to front aspect. Stone-effect vinyl flooring.
<u>First Floor</u>	
Central Landing	Window at gable end. Internal oak/glazed door. Pendant light point. Loft hatch. Double doors conceal cupboard housing lagged copper cylinder with fitted immersion, slatted shelving above and wall hung Vaillant mains gas fired boiler. Further oak panelled doors to:
Principal Bedroom	A large dual aspect bedroom with space to create an en-suite if preferred. Large windows to the front and rear aspect. The rear overlooking the main landscaped garden. Two pendant light points. Space for plenty of furniture and sitting area.
Bedroom 2	Double bedroom. Window to front aspect. Built-in wardrobes to one corner which are part mirror fronted. Pendant light point. High deep cupboard extending over stairwell.
Bedroom 3	Currently used as a study. Window overlooking the rear garden. Pendant light point.
Family Bathroom	White suite comprising deep double ended bath with central tap and retractable hand-held shower. Tiled surround and overhead mixer shower with chrome shower curtain rail. Wall hung wash hand basin with drawer beneath, mixer tap, tiled splashback with mirror above. Low-level WC. Window overlooking the rear garden. Ceiling light point.

Outside

Front	Splayed access off village street providing additional parking, with access to the electric, remote operated, roller door to the large car port leading through to rear driveway parking and main garden. The front garden is retained by brick walls, well-stocked with shrubs, roses, lavenders and a specimen tree. Shingle borders and gated access round the far side of the house to the rear garden.
Car Port	High vaulted ceiling, scope for boarded loft or first floor extension, subject to consent. Wall light and power points. Brick piers to flank wall with central openings. Raised paved area with garden shed. The rear of the car port is open allowing vehicular access on to an L-shaped cobble and grass grid driveway, which provides parking for two to three vehicles.
Main Garden	Attractive circular lawn with well-stocked surrounding herbaceous borders, gravel path and place for a bench. Potting shed with windows overlooking the main lawn. The rear garden is sunny, secluded and private with the benefit of a westerly aspect. All boundaries well enclosed by fencing and hedging plants.
Services	All services are connected. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 7RN
Council Tax Band	E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

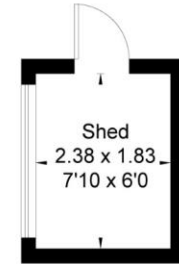
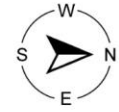
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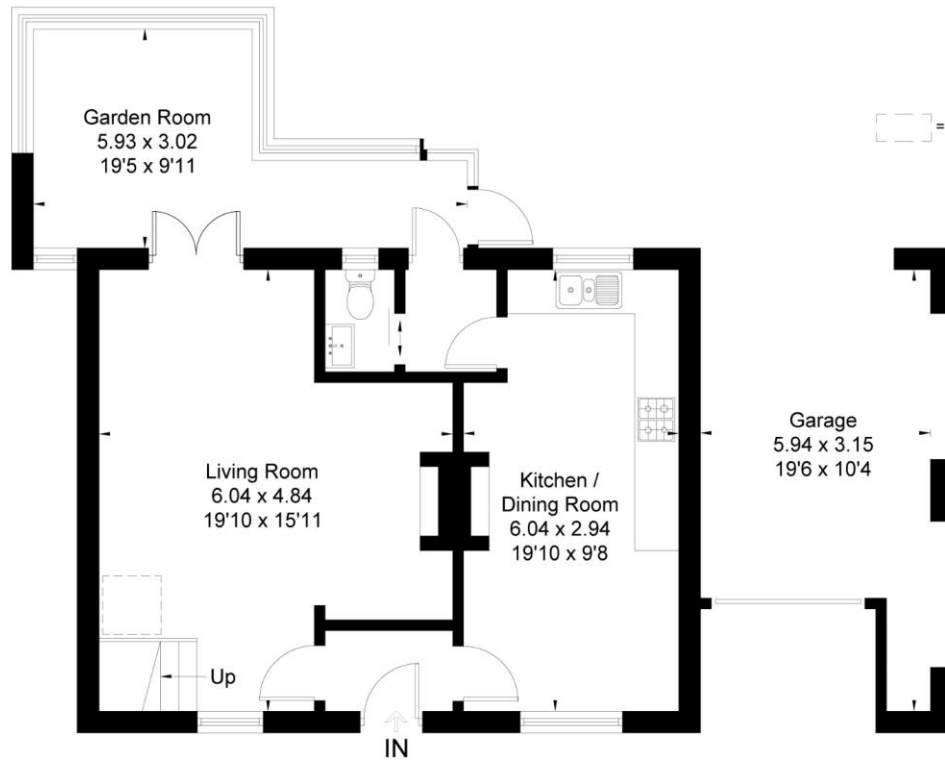
**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
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Approximate Floor Area = 110.3 sq m / 1187 sq ft
 Garage = 15.1 sq m / 163 sq ft
 Total = 125.4 sq m / 1350 sq ft



(Not Shown In Actual Location / Orientation)

[Dashed line symbol] = Reduced head height below 1.5m



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 #79219

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poorly energy efficient - higher running costs	F		
Extremely poorly energy efficient - higher running costs	G		
		74	86
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	