

MEWS, GOODWORTH CLATFORD

ANDOVER, HAMPSHIRE



EVANS & PARTRIDGE















MEWS, GOODWORTH CLATFORD, ANDOVER, HAMPSHIRE, SP11 7RD

A LARGE INDIVIDUAL DETACHED FOUR DOUBLE BEDROOM HOUSE WITH SPACIOUS ACCOMMODATION, OFF ROAD PARKING AND INTEGRAL GARAGE WITH A MANAGEABLE WESTERLY FACING REAR GARDEN SITUATED IN THE VERY HEART OF THE VILLAGE WITH EASY ACCESS TO ALL OF ITS AMENITIES.

**SITUATED IN THE HEART OF THE VILLAGE
SHOP, PUBS, PRIMARY SCHOOL AND VILLAGE HALL IN CLOSE WALKING DISTANCE
LARGE DOUBLE RECEPTION ROOM IDEAL FOR ENTERTAINING
FOUR SPACIOUS BEDROOMS - THREE BATH/SHOWER ROOMS
OFF ROAD PARKING AND INTEGRAL GARAGE AND SEPARATE WORKSHOP/STORE
WESTERLY FACING REAR GARDEN**

OFFERS INVITED AROUND: £785,000 Freehold

DESCRIPTION

An individual detached house constructed with reclaimed brick elevations beneath a hipped tile roof. There is plenty of off road parking to the front of the house as well as a well proportioned integral single garage/workshop. The rear garden is of a manageable size with a large terraced area with a westerly aspect. Formerly having been a shop, the property features a substantial double reception room divided into drawing and formal dining room areas. Additionally, there is a study, conservatory, kitchen/breakfast room and a small utility. On the first floor there are four double bedrooms; the principal being particularly large, with a cast iron fireplace and en suite shower room. In addition, there is a large family bathroom and separate family shower room.

Agent's Note: To the southern end of the property there is a lean-to single garage with brick elevations beneath a tiled roof belonging to a nearby thatched cottage, they have Right of Way to pass and re-pass over the part of the driveway to the front of the parking area for Mews.

LOCATION

The property is situated in the sought after village of Goodworth Clatford, which has a community post office/store, 13th century church, primary school, two public houses, tennis courts, country and riverside walks. 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 approach to wide covered entrance porch. Low level curved display sills with log storage beneath to either side. Outside lights. Panelled stable style front door into:

Drawing Room	Open plan drawing room with formal dining area. The entrance to the room is enclosed on two sides by a white washed turned balustrade. Coir mat flooring and access to: a substantial double reception room featuring two wide bay picture windows to the front aspect.
Drawing Room Area	Wide open brick fireplace housing log burning stove with oak beam above and a quarry tiled hearth. Recess to either side of fireplace, one with built in display shelving. Ceiling coving. Decorative ceiling rose and pendant light point. Wide bay window to the front aspect with light above. Dado rail.
Formal Dining Area	Space for large entertaining table and dressers. Dado rail and coving continue. Decorative ceiling rose with pendant light point. Wide bay picture window to front aspect with built in L-shaped window seat, pendant light above. Glazed double doors into:
Central Hall	Ceramic tiled flooring. Part glazed door leading to staircase to first floor and half glazed door to rear terrace and garden. Ceiling light point. Deep understairs storage cupboard with larder shelving, power and light. Small pane glazed door to study and open arch to kitchen/breakfast room.
Kitchen/Breakfast Room	Stainless steel twin bowl sink unit with central mixer tap and filtered drinking water tap. Oak butcher block work surfaces with ceramic tiled splashback. A range of Shaker style cream washed high and low level cupboards and drawers incorporating deep pan drawers. Large integral oven with separate grill above. Ceramic hob. Wine storage to one side. Built in fridge, freezer and dishwasher. Ceramic tiled flooring. Window to rear aspect. Panelled door to integral garage. Wide opening to breakfast area; space for dining table and high level shelving. Pendant light point. Ceramic tiled floor. Small pane glazed double doors into conservatory. Panelled door into utility.
Conservatory	Ceramic tiled flooring. Brick plinths supporting UPVC double glazed elevations beneath a pitched plastic roof. Central pendant light point. Wall light points. Doors to terrace and views over garden.
Study	Small room with space for desk. Ceramic tiled flooring. Window to rear aspect. Pendant light point. Sliding door concealing cupboard housing wall hung Worcester mains gas fired boiler. Pendant light point. Panelled door to:
Cloakroom	Matching suite. Pedestal wash hand basin. Low level WC. Tiled walls and floor. Wall light. Extractor Fan. Mirror fronted cabinet.
Utility	Mini ceramic Belfast sink with wide oak drainer to one side. Cupboard beneath. Roll top work surface with recess and plumbing for washing machine. Space above to stack dryer. High double cupboard. Pendant light point. Window to rear aspect. Tiled flooring. Shelving.
Main landing	Two pendant light points. Loft hatch. Space for dresser. Airing cupboard housing lagged hot water cylinder with slatted shelving to one side. Panelled doors to:
Principal Bedroom	A large square double bedroom. Cast iron Victorian fireplace with inset electric coal effect gas fire. Tiled hearth. Two large dormer windows to front aspect. Wall light points. Further window to gable end and built in double wardrobe cupboard. Pine/obscure glazed door into:
En Suite Shower Room	Pedestal wash hand basin with glass sill and mirror above. Low level WC. Large tiled shower with bottle recess. Towel radiator. Fully tiled walls. Downlighter. Extractor fan.

Bedroom 2	Large double bedroom. Dormer window to the front aspect. Built in wardrobe. Low level cupboard to side with dressing area over. Ceiling and wall light points.
Bedroom 3	Dual aspect double bedroom. Dormer window to rear aspect. Further window to side aspect. Corner vanity unit; ceramic basin on wash stand with drawer and cupboards beneath, tiled surround, mirror fronted cabinet over. Recess with built in double wardrobe. Pendant light point.
Bedroom 4	Double bedroom currently set up as a dressing room with a 'Jack and Jill' door to main family bathroom. Fitted bedroom furniture; glass topped bedside table and chests of drawers, mirror fronted wardrobes. Pendant light point. Further built in wardrobes. Dormer window to front aspect.
Family bathroom	Matching suite comprising pedestal wash hand basin. Low level WC. Tile encased bath with glass sill to one end. Wide tiled steps to raised shower with overhead and handheld shower attachments. Ceramic tiled flooring. Part tiled walls. Shaving mirror. Obscure glazed dormer window. Ceiling light point. Extractor fan.
Family Shower Room	Contemporary curved glass shower. Fully tiled surround and chrome towel radiator. Wash hand basin with large electric mirror above; shaver socket to one side set into roll topped sill with cupboards and storage beneath. Low level WC with concealed cistern. Tiled floor and walls. Obscure glazed dormer window. Ceiling spotlight and extractor fan.
Outside	Wide access off lane onto a generous tarmac driveway providing off road parking and access to the integral garage. Curved brick walls and raised borders containing flowers and ornamental trees including Holly and Yew. Wide paved steps lead to the front entrance. The front boundary is enclosed by box hedging and to the side by a wall topped by hedging plants. Picket gate to one side of the property with paved path leading round to:
Rear Garden	Comprising a generous full width terraced area ideal for entertaining and barbeques. Curved brick retained flower borders. Topiary ornamental tree. Small greenhouse. Curved steps rise to a small level lawn. Further rose and shrub border to one side. A lean-to workshop/store extends along the rear boundary.
Integral Garage	A wide single garage/workshop. Fluorescent strip lighting, power points, shelving and storage.
Services	All mains services: gas, electricity, water and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 7RD
Council Tax	F

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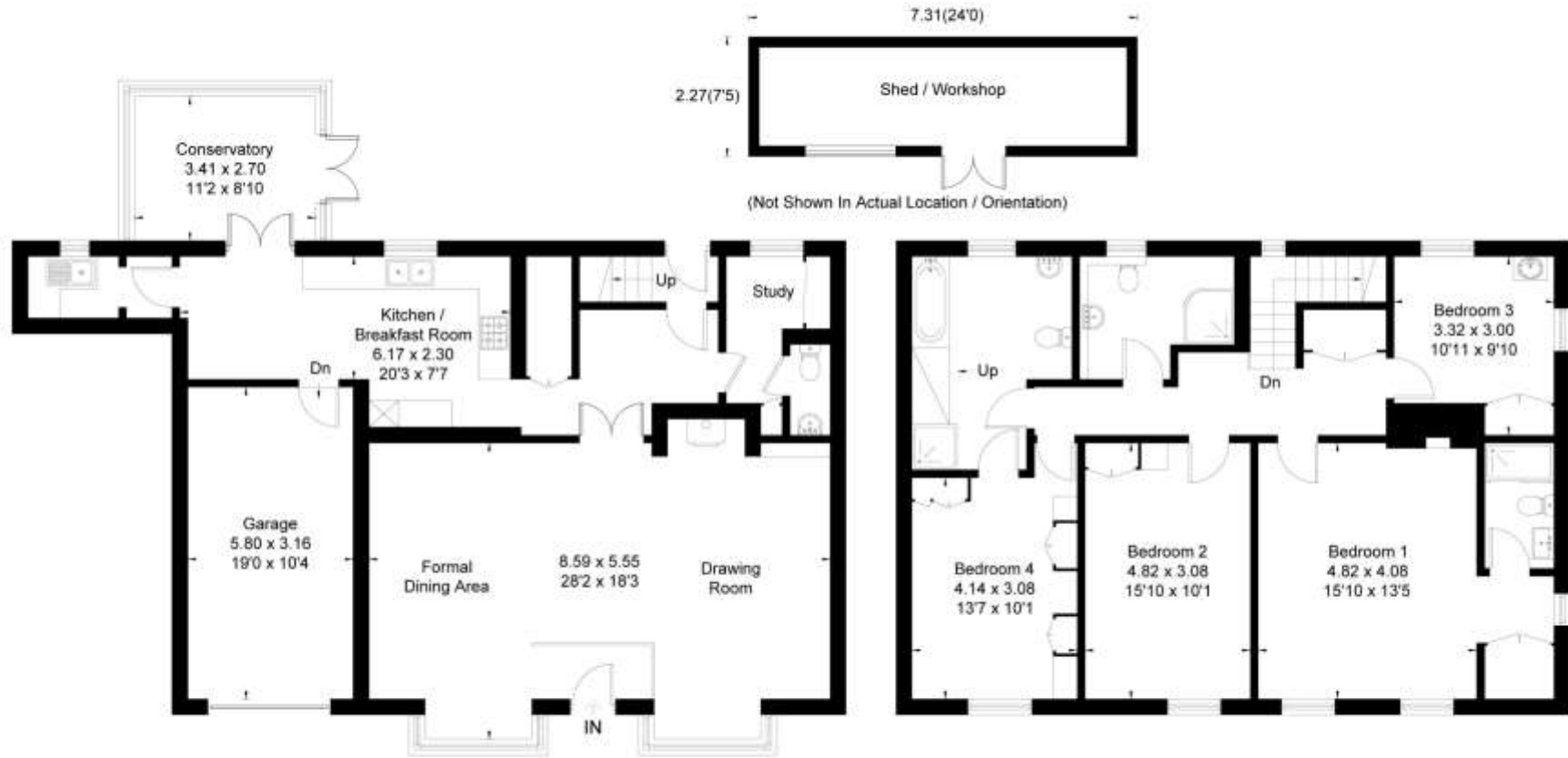
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 196.6 sq m / 2116 sq ft
 Garage = 18.1 sq m / 194 sq ft
 Total = 214.7 sq m / 2310 sq ft (Excluding Shed / Workshop)



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 #83737

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
78	78

England, Scotland & Wales