

ACORN COTTAGE, GOODWORTH CLATFORD

ANDOVER, HAMPSHIRE



EVANS & PARTRIDGE











ACORN COTTAGE, GOODWORTH CLATFORD, ANDOVER, HAMPSHIRE SP11 7QY

**A MOST ATTRACTIVE AND BEAUTIFULLY PRESENTED END OF TERRACED COTTAGE SITUATED IN THE HEART OF THIS
POPULAR VILLAGE WITH A MATURE LARGE WELL STOCKED GARDEN AND A USEFUL HOME OFFICE / STUDIO**

**SITTING ROOM WITH LOG BURNING STOVE
OPEN PLAN KITCHEN WITH ADJOINING LIVING AND DINING AREA
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
TWO FURTHER BEDROOMS - BATHROOM
WELL STOCKED LARGE GARDEN
GARAGE CONVERTED TO CREATE HOME OFFICE / STUDIO
CENTRE OF VILLAGE SETTING WITH AMENITIES**

OFFERS INVITED AROUND: £495,000 Freehold

DESCRIPTION

An end of terrace period cottage with a particularly attractive brick and flint façade set in the heart of village and within a short walk of the shop/post office and pubs. The characterful accommodation comprises a cosy sitting room with log burning stove, open plan kitchen with adjoining living/dining area, also with log burning stove. A stable door opens onto a raised deck and the gardens. On the first floor there are two/three bedrooms, en suite shower room and main bathroom. The cottage also benefits from timber frame double glazed windows throughout. Outside immediately behind the cottage is a former garage/outbuilding, the front section was retained as store. The larger rear section has been fully insulated, plastered and decorated and offers excellent scope as a home office, studio or cinema room (broadband connected). The surprisingly large garden is impressively stocked with an abundance of flowers, shrubs and trees.

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 Swithuns 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

Approach

Sandstone paved steps rise to front entrance. Outside lantern style light. Painted panelled hardwood door into:

Sitting Room

A cosy square shaped dual reception room centring on an open brick fireplace housing a cast Iron log burning stove on raised brick hearth. Pitch pine mantelpiece and display sill. Recesses to either side of chimney breast. Large small pane double windows to front and side aspects. Ceiling coving. Central pendant light point. Oak effect flooring. Coat hooks. Panelled door into:

**Open Plan Kitchen with
separate Living / Dining Area****Living / Dining Area**

Attractive brick fireplace under brick arch housing cast iron log burning stove on raised quarry tiled hearth. Recesses to either side of chimney breast. One with high level cupboard and space for tall fridge freezer. Oak effect flooring. Large small pane double window to side aspect. Ceiling downlighters. Staircase with turned balustrade to one side rising to the first floor. Pine door to deep understairs storage cupboard. Space for sitting and dining furniture. Opening to side of oak topped peninsular into:

Kitchen

Horseshoe shaped oak block work surfaces with coloured glass splashbacks. A range of high and low level cupboards. Undercounter Neff oven with warming drawer beneath and four zone induction hob above. High level flush stainless steel extractor fan and light. Integrated slimline dishwasher. Recess and plumbing for washing machine. Ceramic 1½ bowl sink unit with drainer and mixer tap. Painted pine dresser to one corner: high level display shelving with cupboards and drawers beneath. Small pane window to side aspect. Further wide small pane window to rear aspect overlooking part of the gardens. Part small pane glazed stable door giving access onto rear decking with long view down the rear garden. Oak effect flooring. Ceiling spot lights.

First Floor**Central Landing**

Pendant light point. Loft hatch. Alcove with full height display/book shelving. Door concealing deep wardrobe. Further doors to:

Principal Bedroom

Double bedroom. Large small pane double window to front aspect. Pendant light point. Built-in wardrobes to one corner. Panelled door to:

En Suite

Corner wash hand basin with central mixer tap and tiled splashback, cupboard beneath and mirror fronted cupboard above. Low level WC with concealed cistern. Sliding glass into large tiled enclosure with Gainsborough mixer shower. Chrome towel radiator. LED downlighters. Extractor fan and obscured glazed window to side aspect.

Bedroom 2

Dual aspect double bedroom. Small pane window to side aspect. Further small pane double window to rear aspect with attractive views down the main garden and beyond toward water meadow. Pendant light point.

Bedroom 3 / Study

A small single bedroom. Small pane double window to side aspect. Shelving and ceiling downlighters.

Bathroom

Travertine tiled corner sill with raised ceramic basin and wall mounted mixer tap. Shelving beneath screened by curtain. Panelled double ended bath with overhead mixer shower, fully tiled surround and folding glass shower screen. Low level WC. High level chrome tile radiator. Obscure glazed window to side aspect. Slate effect flooring. High door to deep shelved linen cupboard.

Outside

Front	Brick edged shingle border with Lavender and rose bushes. Further roses trained to the attractive brick and flint façade. Block edged narrow gravel driveway extends to the side of the cottage. Ivy covered block wall screens the side boundary. A picket gate leads round to the rear of the property where there is a raised decked terrace enclosed by a balustrade with steps down onto a Sandstone path leading to the rear of the former garage. Further gravel beds, log stores, well stocked flower and herbaceous borders. A timber gate provides the neighbouring cottage access through this section of the garden and round to the lane.
Former Single Garage / Home Office	Constructed of painted block elevations beneath a sloped roof. Flower border and Hydrangeas on the flank wall supported by trellis. Up and over door to front gives access to a narrow bike and garden store. The main part of the garage has been converted into a home office: timber door with outside lantern style light. Internally: oak effect flooring, window to side aspect, insulated, downlighters, power points and high level cupboard extending over bike store.
Main Garden	Arch with climbing rose leads to Sandstone terrace area under Scots Pine with surrounding rose and herbaceous borders. Step onto a level brick edged lawn. Paved seating areas to either side and well stocked borders full of spring bulbs, perennials, shrubs, specimen and fruit trees. A further arch to the end of this lawn leads into a lower garden. This is wider extending behind the neighbouring cottage's garden; laid to grass with rose borders, compost beds, a shed and views toward water meadow. Ash tree to the rear boundary.
Services	All mains services are connected. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 7QY
Council Tax	D

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

www.evansandpartridge.co.uk

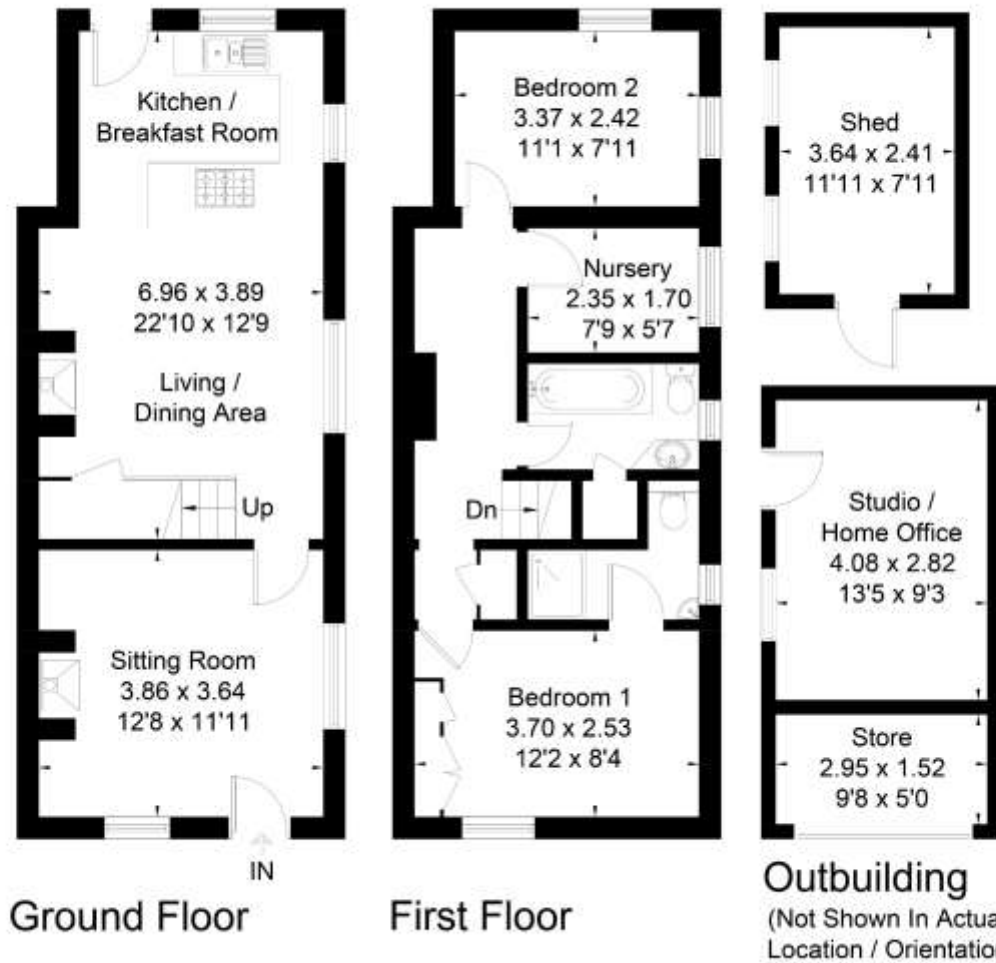
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Approximate Floor Area = 79.4 sq m / 855 sq ft
 Outbuildings = 16.0 sq m / 172 sq ft (Excluding Shed)
 Total = 95.4 sq m / 1027 sq ft



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