



Yew Tree Farmhouse, Goodworth Clatford

Myddelton&Major



Yew Tree Farmhouse, Goodworth Clatford, Andover, SP11 7QY

- Elegant Detached Property
- Farmhouse Kitchen/Breakfast Room
- Abundance of Period Features
- Boot Room, Utility & Cloakroom
- Main Bedroom with Ensuite
- Four Further Bedrooms
- Recently renovated bathrooms
- Garage with Storage
- Short Walk to Shop and Pub
- Short Walk to Playing Fields

The Property

A very pretty detached former farmhouse constructed of white washed colour brickwork under a tiled roof. The light and bright property has a large kitchen/breakfast room with extensive kitchen units, integrated appliances and a gas range with hot plate. The space is enhanced by the immaculate terracotta tiled floor and exposed brick walls. From the kitchen is access to the boot room which includes a very useful utility area with Belfast sink, downstairs cloakroom and storage cupboard. There is a good sized sitting room and study, both very appealing with log burners and wall panelling. (N.b. the sitting room log burner is gas fired) On the first floor is the main bedroom which has a lovely period fireplace, built-in wardrobe and door to ensuite bathroom. Bedroom two has a dual aspect with built in storage and period fireplace. Bedroom three and four both have fireplaces and are doubles. Bedroom five is a single bedroom and there is a family shower room.

An impressive and elegant detached former farmhouse with five bedrooms and two bathrooms in the sought after and picturesque village of Goodworth Clatford.

Tenure: Freehold

Size: 2,024 sq ft

EPC Rating: D (62)

Council Tax Band: G



5



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Services - All mains services connected. Ofcom suggests broadband speeds of up to 1000 Mbps and that most major mobile networks will likely have connectivity in the area.

Andover 3.4 Miles • Stockbridge 5.9 Miles • Winchester 13.2 miles • Salisbury 18 Miles

Outside

To the rear of the property is a south-west facing enclosed courtyard garden which can be accessed from the kitchen/breakfast room. The shared drive to the side of the property provides off-road parking for two cars and access to the semi-detached double garage which has stairs to a very useful first floor storage.



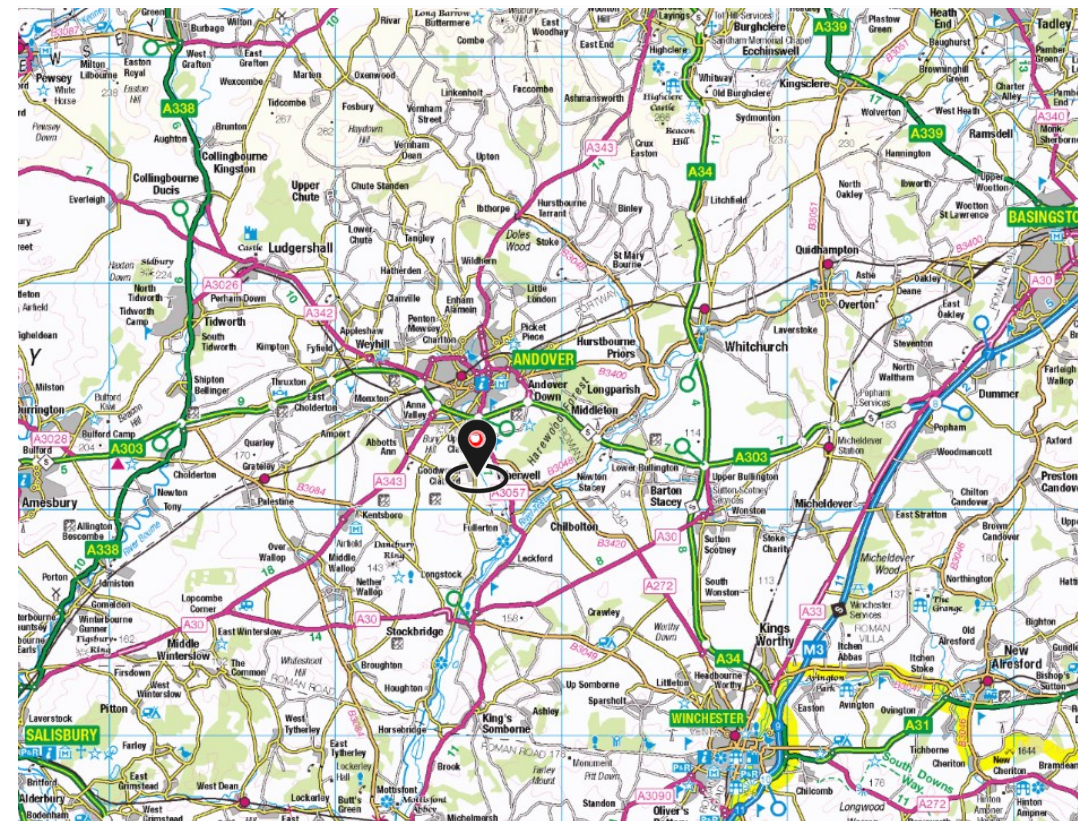


The extent of the property is shaded green. For identification purposes only.

Location

Yew Tree Farmhouse is situated in the heart of the picturesque Test Valley Village of Goodworth Clatford. The village lies in the valley of the River Anton which flows through the village and benefits from a Church, primary school, village shop/post office, two public houses, village hall and tennis club. Stockbridge to the south offers an extensive range of independent shops, restaurants and public houses along with a Church, primary and secondary schools and a doctors surgery. The area is famous for its country pursuits which includes some of the finest chalk stream fishing.

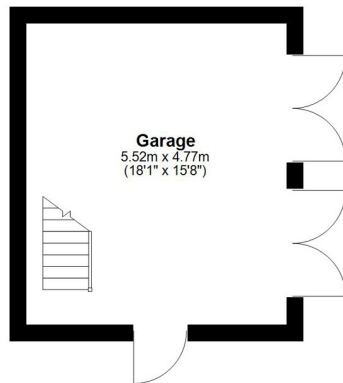
The market town of Andover, approximately 3 miles distant, provides an extensive range of amenities including shops, recreational and sporting facilities as well as a fast direct train service runs to London (Waterloo) as well as other national locations via Basingstoke and Reading. Road communications are via the A303 with access to the A34 and M3 providing links to the West Country, Midlands and the South Coast.



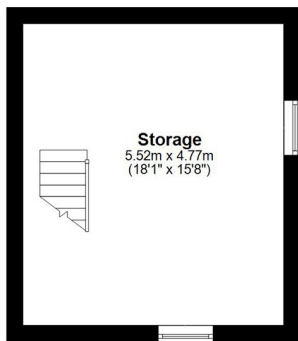
Yew Tree Farmhouse, Goodworth Clatford - Floorplan

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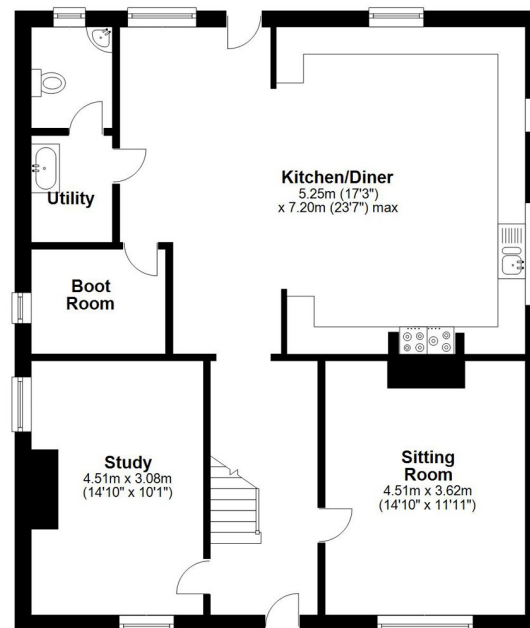
Outbuilding Lower



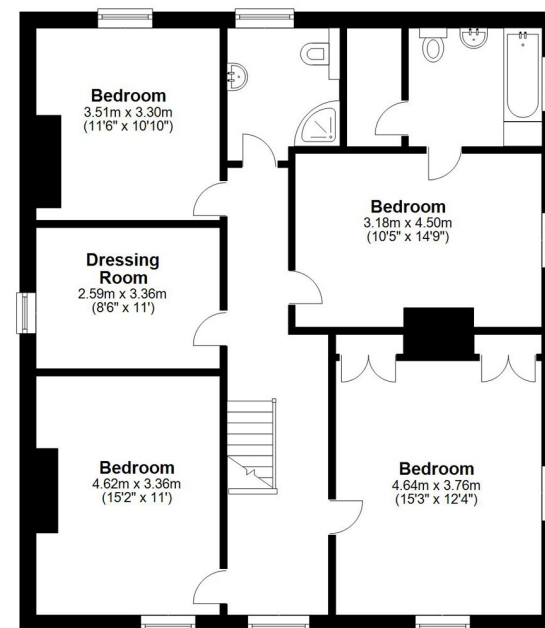
Outbuilding Upper



Ground Floor



First Floor



Total area: approx. 240.7 sq. metres (2590.7 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

