

Flint Cottage, Goodworth Clatford, Andover



Flint Cottage, Goodworth Clatford, Andover

Upon entering Flint Cottage, you are welcomed into an entrance hall which flows into an open-plan dining and kitchen/breakfast room. A large utility room with garden access leads onto a small orchard of eight trees. Both the kitchen and utility are deVOL designed and handmade. A door from the kitchen leads to a sitting room with a large fireplace featuring a Charnwood log burner and a view of the orchard. A separate, timber framed study is also, handmade. A delightful oak frame garden room extension features an additional Summer kitchen opening on to beautifully landscaped gardens of 0.6 acres with a willow tree and central, mature beech. Flint Cottage benefits from the generously proportioned rooms and good ceiling heights throughout.

The property's first floor benefits from a large principal bedroom with built-in wardrobes, three further bedrooms, a well-appointed family bathroom and an additional WC.

Guide price: £1,250,000

Local authority: Test Valley Borough Council

Council tax band: G

Tenure: Available freehold

Listed: Grade II



4



2



3

EPC

D





The property is situated in the heart of the sought-after village of Goodworth Clatford, next door to Goodworth Clatford Tennis Club, close to the church and within short walking distance of the River Anton. The village has a Post Office/shop, church, primary school and two public houses. Situated in the Test Valley to the north of Stockbridge which has an excellent range of independent retailers, galleries and restaurants. The cathedral cities of Winchester and Salisbury are approximately 12 and 18 miles away, providing a wide range of shopping, recreational, educational and cultural facilities. Clatford Primary School, rated Ofsted Outstanding, is 450ft from Flint Cottage and highly acclaimed Farleigh School just 2 miles away. Godolphin, Chafyn and Bishops School are nearby in Salisbury, with many other options for excellent schooling in the area. (distance and times approximate)





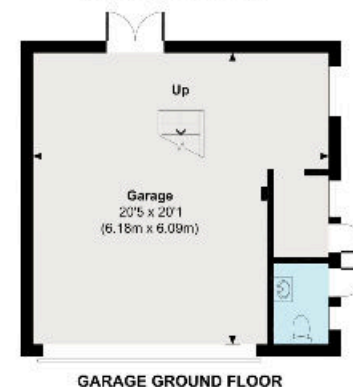
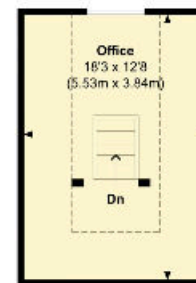
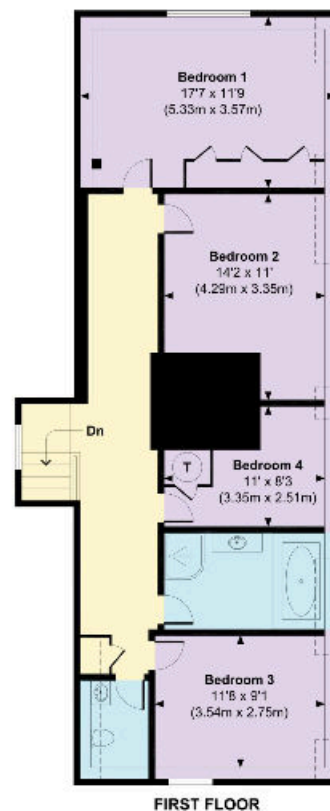
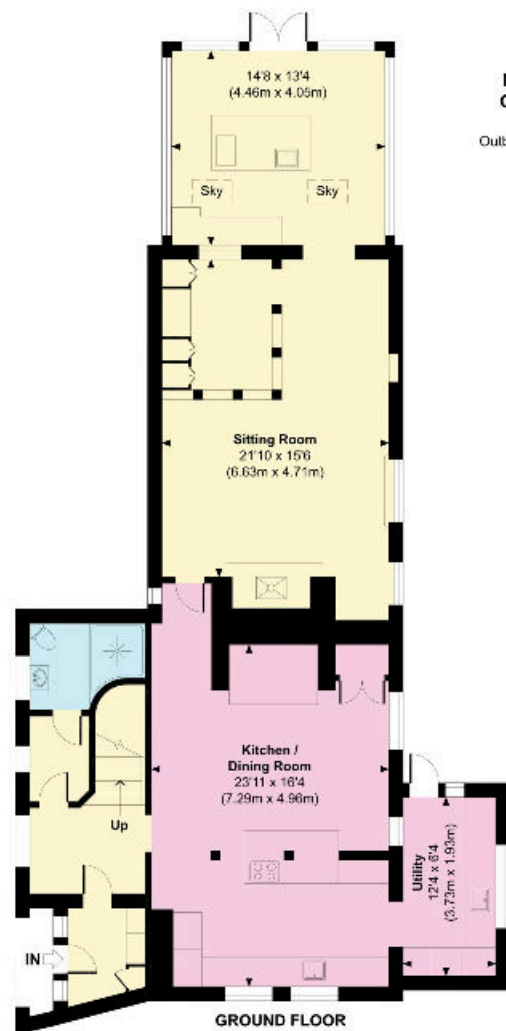
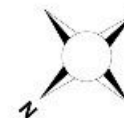
The property features a south-easterly-facing rear garden, which enjoys great privacy through mature trees and bushes border and backing onto the meadows. A patio area flowing from the summer kitchen creates an ideal space to entertain and enjoy the garden views. A large garage with stairs leading up to the garage first floor which has been converted into an office with WC. The property also features a private driveway with parking for up to 4 cars.

Postcode: SP11 7RE



Flint Cottage

Approximate Gross Internal Area
Main House = 2220 Sq Ft / 206.27 Sq M
Garage / Office = 634 Sq Ft / 58.87 Sq M
Total = 2854 Sq Ft / 265.14 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



Knight Frank
 Winchester
 14-15 Jewry Street
 Winchester
 SO23 8RZ
knightfrank.co.uk

We would be delighted to tell you more

Ed Hunt Lottie Lambert
 01962 677236 01962 677246
edward.hunt@knightfrank.com lottie.lambert@knightfrank.com

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2025. Photographs and videos dated May 2020 / January 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.