

Flint Cottage, Goodworth Clatford, Andover



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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: £1,150,000

Local authority: Test Valley Borough Council

Council tax band: G

Tenure: Available freehold

Listed: Grade II



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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.

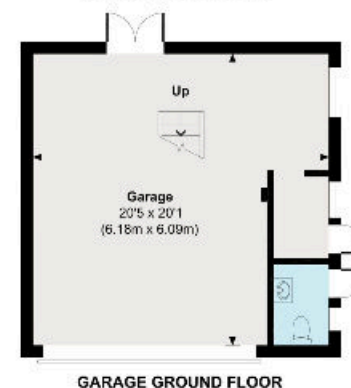
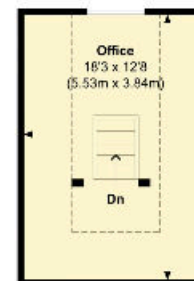
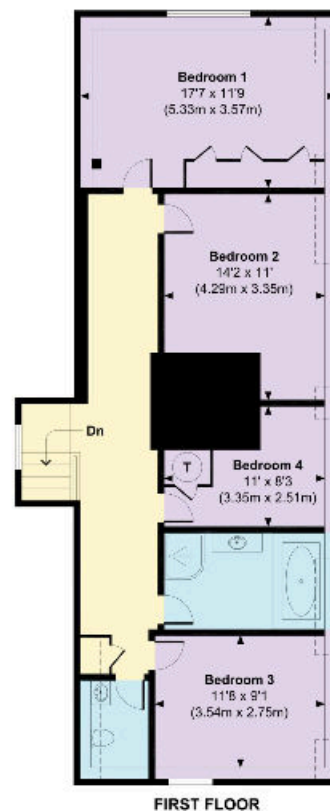
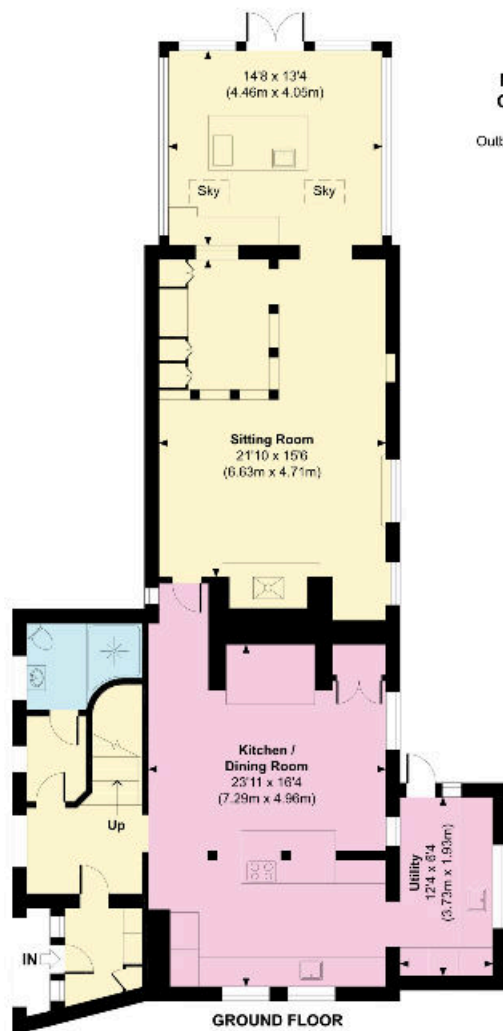
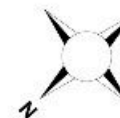
Postcode: SP11 7RE



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.



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.

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