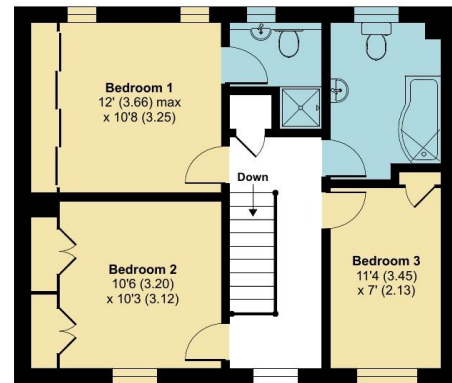
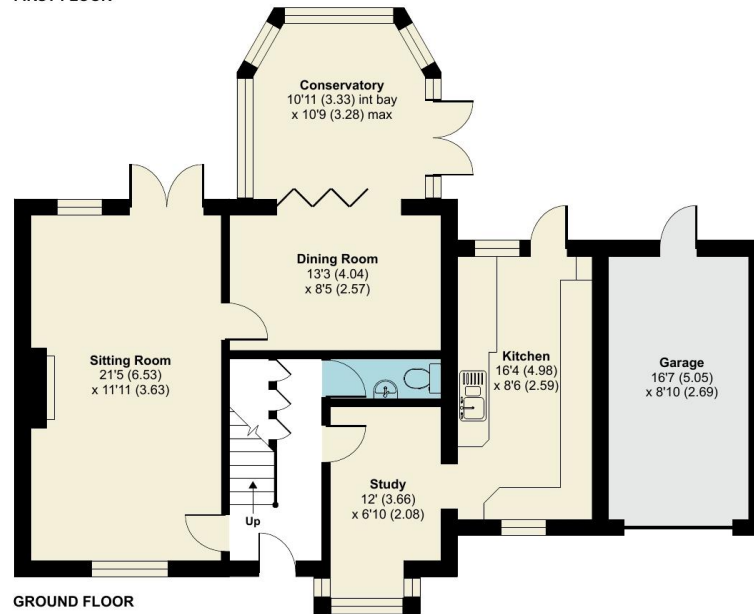


**Goodworth Clatford, SP11**

Approximate Area = 1409 sq ft / 130.9 sq m  
 Garage = 145 sq ft / 13.5 sq m  
 Total = 1554 sq ft / 144.4 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

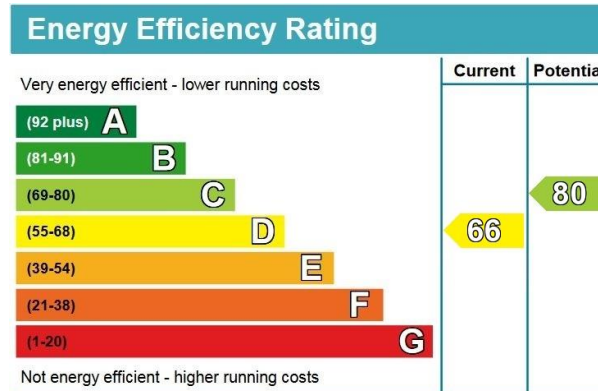


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1075857



**Cottage Green  
Goodworth Clatford**

**Guide Price £575,000 Freehold**



- **Sitting Room**
- **Conservatory**
- **Master Bedroom Suite**
- **Bathroom**
- **Garage**

- **Dining Room**
- **Kitchen & Breakfast Area**
- **2 Further Bedrooms**
- **Generous Parking**
- **Attractive Garden**

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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**DESCRIPTION:**

This detached house is located in a sought after cul-de-sac in this popular Test Valley village. The well presented accommodation has been extended to comprise hallway, cloakroom, double aspect sitting room, dining room, conservatory, kitchen with breakfast area, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is generous driveway parking leading to a garage and a well tended garden to the rear.

**LOCATION:**

The village of Goodworth Clatford has a playing field with a new playground and there are also delightful riverside walks nearby. The village has a Post Office/store, church, primary school, village hall and two public houses. Nearby Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct line to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

**ACCOMMODATION:** Front door into:

**HALLWAY:**

Stairs to first floor with understairs drawers and doors to:

**CLOAKROOM:**

WC and vanity cupboard with wash hand basin.

**SITTING ROOM:**

Window to front and French doors to garden. Brick fireplace with wood burner and door to:

**DINING ROOM:**

With bi-fold doors to:

**CONSERVATORY:**

Triple aspect with French doors to garden and underfloor heating.

**KITCHEN & BREAKFAST AREA:**

Double aspect with door to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset electric hob with extractor over and eye level double oven. Integral fridge/freezer, space and plumbing for washing machine and dishwasher. Breakfast bar, underfloor heating and open access to **BREAKFAST AREA** with bay window to front and high level cupboards.

**FIRST FLOOR LANDING:**

Window to front. Loft access and airing cupboard with hot water tank and shelving. Doors to:

**MASTER BEDROOM:**

Windows to rear. Fitted wardrobe cupboards and door to:

**ENSUITE SHOWER ROOM:**

Window to rear. Shower cubicle and vanity unit with wash hand basin and WC. Heated towel rail.

**BEDROOM 2:**

Window to front and fitted wardrobe cupboards.

**BEDROOM 3:**

Window to front and fitted wardrobe cupboard.

**BATHROOM:**

Window to rear. P shaped bath with shower over, wash hand basin, WC and heated towel rail.

**OUTSIDE:**

To the front there is an area of lawn and a driveway offering generous parking, a side access gate and access to:

**GARAGE:**

Electric up and over door, power, light, wall mounted boiler and rear door to garden.

**REAR GARDEN:**

Attractive and fully enclosed garden with a two patio areas adjacent to the house. The remainder is laid to lawn with well stocked shrub beds, a summerhouse and shed.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

