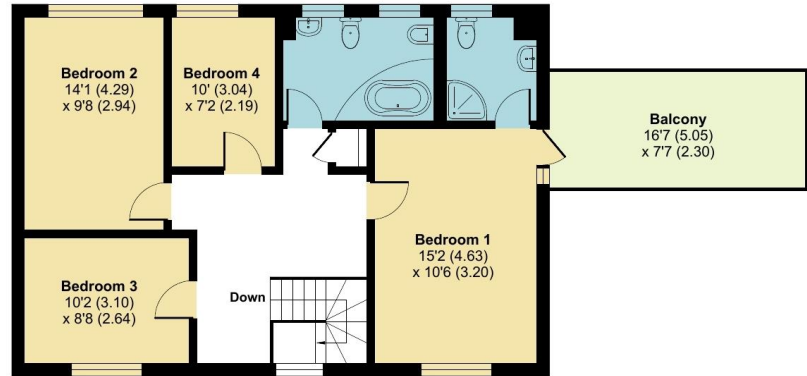
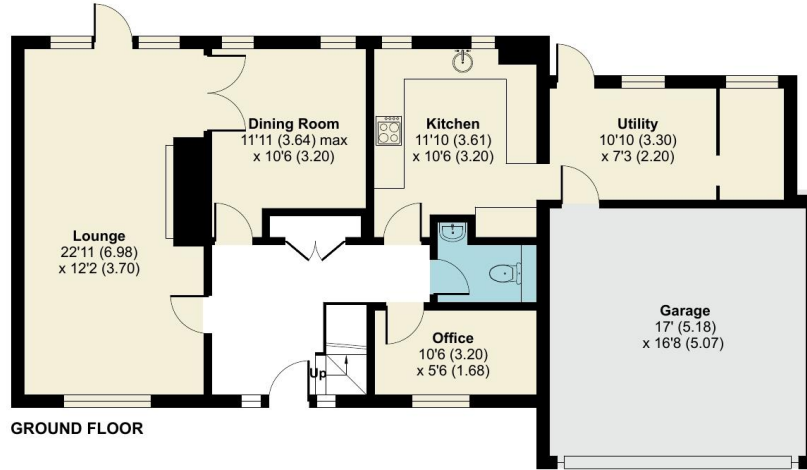


Burdock Close, Goodworth Clatford, Andover, SP11

Approximate Area = 1601 sq ft / 148.7 sq m
 Garage = 283 sq ft / 26.2 sq m
 Total = 1884 sq ft / 174.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

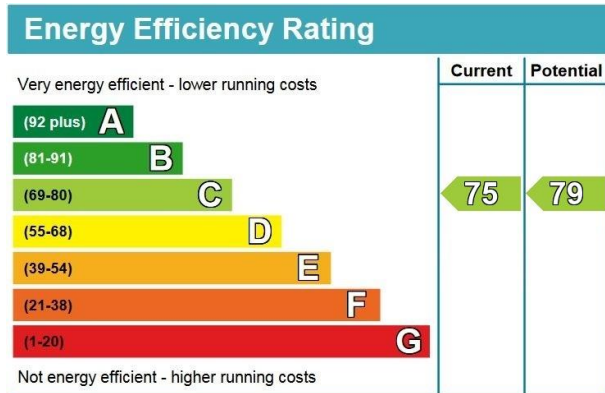


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Austin Hawk Ltd. REF: 1077736



Burdock Close, Goodworth Clatford

Guide Price £725,000



- Desirable Village Location
- Dual Aspect Lounge
- Kitchen & Breakfast/Utility Room
- Master Bedroom Suite with Balcony
- Family Bathroom

- Spacious Family Home
- Dining Room
- Office & Cloakroom
- Three Further Bedrooms
- Double Garage & Driveway Parking

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: Available to the property market for the first time since 1978, this spacious, detached family home occupies an elevated position within the sought-after village of Goodworth Clatford, to the south of Andover. The property benefits from driveway parking directly in front of an attached double garage, EV charger and owned solar panels. The accommodation itself, very well presented throughout, comprises entrance hallway, dual aspect lounge, dining room, kitchen, office, cloakroom and breakfast/utility room. The first floor offers a master bedroom suite which includes a balcony, three further bedrooms and a family bathroom. Outside to the rear is a practical, mature and low-maintenance garden.

LOCATION: The village of Goodworth Clatford lies just south of Andover, in the valley of the River Anton, just upstream from its confluence with the River Test at Chilbolton and provides numerous country and riverside walks. The village has a playing field with a new playground plus a Post Office and Village 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. Nearby Stockbridge, itself straddling the River Test which flows through its high street, offers an abundance of independent specialist shops, tea rooms, pubs and restaurants, many of which serve local produce. Local attractions include Danebury Hill Fort, Houghton Lodge Gardens, Danebury Vineyards, the Museum of Army Flying and the Hawk Conservancy.

OUTSIDE: A block paved driveway sits in front of the attached double garage to the right-hand side of the property. A path leads from the driveway to the front door under a Georgian style porch with pillars. The path continues around the left-hand side of the property, leading to a side gate which provides access into the rear garden.

ENTRANCE HALLWAY: Attractive timber flooring. Feature staircase to first floor. Doors to two built in storage cupboards. Door to:

LOUNGE/DINING ROOM: Good sized, dual aspect lounge with windows to the front and a glazed door with full height windows to the side, providing access into the rear garden. Inset real flame effect gas fire with wooden mantle set within a granite-effect hearth and surround. Double doors to:

DINING ROOM: Windows to the rear. Door to hallway.

KITCHEN: Windows to the rear. Tiled flooring. Range of eye and base level cupboards and drawers with granite worksurfaces and matching upstands over. Inset ceramic sink. Integral dishwasher, integral wine cooler. Inset induction hob with extractor over and glass splashback. Built in eye level oven/grill and microwave. Door to:

BREAKFAST/UTILITY ROOM: External door to the rear garden and window to the rear. Tiled flooring. Cupboard housing wall mounted gas boiler. Internal door accessing the garage. Archway to the utility room with space and plumbing for washing machine and tumble dryer. Space for fridge freezer.

OFFICE: Front aspect office with fitted office furniture including a desk and cupboard storage.

CLOAKROOM: Close coupled WC, pedestal hand wash basin and heated towel rail.

LANDING: Window to the front. Loft access. Door to airing cupboard housing hot water cylinder.

MASTER BEDROOM SUITE: Dual aspect master bedroom suite with window to the front and glazed door to the side providing access to a rear aspect balcony offering views across the village and the Anton Valley. Fitted wardrobe storage and door to:

ENSUITE SHOWER ROOM: Window to the rear. Corner shower cubicle with power shower. Close coupled WC, pedestal hand wash basin, heated towel rail

BEDROOM TWO: Rear aspect double bedroom.

BEDROOM THREE: Front aspect double bedroom.

BEDROOM FOUR: Good sized single bedroom with window to the rear.

FAMILY BATHROOM: Window to rear. Tiled flooring. Panelled corner bath with power shower over the bath, close coupled WC, pedestal hand wash basin, bidet, heated towel rail/radiator.

REAR GARDEN: Low maintenance rear garden with two separate circular patio areas linked by a blocked paved path adjacent to the rear of the property. Gravel bed and mature shrub and herbaceous borders. Outside tap.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Fibre to the house. Fully owned solar panels with a battery inside the garage and a Zappi car charger.

