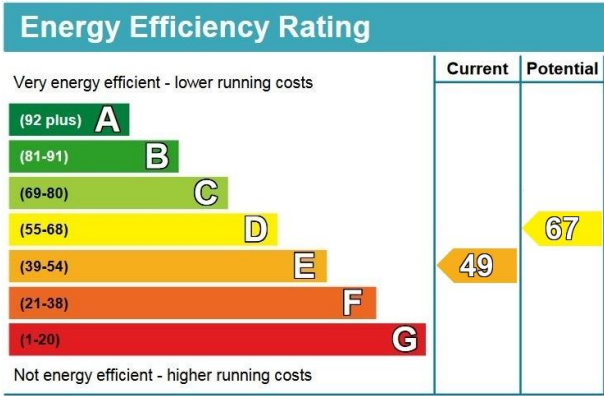


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NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability 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.



**March Cottage, Goodworth Clatford      Guide Price £395,000 Freehold**

- No Onward Chain
  - Living Room
  - Kitchen
  - Two Double Bedrooms
  - Garage & Mature Gardens
- Entrance Hallway
  - Dining Room
  - Utility Room & Cloakroom
  - Family Bathroom
  - Sought After Village Location





**DESCRIPTION:** Located in the sought-after village of Goodworth Clatford and available to the property market with No Onward Chain, this late Edwardian semi-detached cottage was originally thought to be constructed to home employees of the Andover to Redbridge railway which stopped in the village. The property is of solid construction with the accommodation itself comprising a ground floor with an entrance hallway, a living room, a dining room, a kitchen and a utility room with a cloakroom. The first floor provides two double bedrooms and a family bathroom. Outside, there is a small mature garden to the front with paved side access to a sunny, south-facing courtyard-style patio at the rear, leading on to a mature rear garden with access to a garage with an additional storage area.

**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, tearooms, 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:** Wrought iron gates provide access into the front garden from both the village street to the front and a shared driveway to the side with a path then leading through a small mature front garden, to the front door of the property under a pitched, covered porch with clay tiled flooring.

**ENTRANCE HALLWAY:** Stairs to the first floor. Cupboard housing consumer unit and electric meter. Understairs storage space. Radiator. Door to:

**DINING ROOM:** Bay window to the front with sash openings. Original open fireplace with a tiled hearth and decorative surround. Recess fitted cupboards and display cabinet. Radiator.

**LIVING ROOM:** Light and airy, dual aspect living room with sash windows to the rear and to one side. Living flame gas fire set on a marble hearth with matching surround. Recess either side of the chimney breast with shelving and fitted cupboards. Door to:

**KITCHEN:** Windows to the side. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer, inset electric hob with an extractor over and double ovens/grill below. Space and plumbing for a slimline dishwasher. Wall mounted gas boiler. Door to a walk-in pantry with a window to the side, shelving and a water softener. Door to:

**UTILITY ROOM:** Dual aspect utility room with a window to the rear and an external door to the side accessing the rear garden. Space and plumbing for a washing machine and a tumble dryer, space for a fridge freezer. Door to:

**CLOAKROOM:** Window to the utility room. Low-level WC and hand wash basin.

**LANDING:** Window to the side. Access to a boarded loft with a pull-down loft ladder. Doors to:

**BEDROOM ONE:** Sash window to the front. Doors to three separate built-in wardrobe cupboards. Radiator.

**BEDROOM TWO:** Double bedroom with a sash window to the rear. Double doors to a built-in wardrobe cupboard and double doors to a built-in airing cupboard housing a hot water cylinder.

**BATHROOM:** Sash window to the rear. Panelled bath with an electric shower over. Close-coupled WC, pedestal hand wash basin and a radiator.

**REAR GARDEN:** Courtyard-style patio adjacent to the rear of the living room and the side of the kitchen. Retaining walls forming raised herbaceous and shrub borders. Steps up to an area of lawn bordered by mature shrubs with further steps up, providing access to the front of the garage.

**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.

