



70 Village Street, Goodworth Clatford, Andover, SP11 7QY
Asking Price £365,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Nestled in the heart of the highly sought-after Hampshire village of Goodworth Clatford, this delightful mid-terraced cottage offers an ideal blend of period charm and potential for modernisation. The property is perfectly positioned within walking distance of local amenities including two traditional village pubs, a village shop, a well-regarded primary school, and easy access to beautiful surrounding countryside. As you enter the cottage, you're welcomed into a cosy front sitting room with a charming log-burning stove, stripped wooden floorboards, and a window overlooking the village street. This inviting space leads through to a separate dining room, also boasting stripped floorboards, an exposed brick fireplace, under stairs storage, and a window to the rear offering views across the garden. The kitchen, while currently basic, offers a fantastic opportunity for the new owner to create a bespoke kitchen tailored to their taste. It includes space for a cooker and sink unit, a wall-mounted gas boiler, a window to the side, and a door leading to the rear garden. Adjacent to the kitchen is the ground floor bathroom, fitted with a three-piece suite and a frosted rear window. Upstairs, the accommodation comprises three bedrooms – one to the front and two to the rear. The rear bedrooms could potentially be combined to form a larger room, subject to needs. A converted loft room, accessed via a staircase, provides a fourth bedroom with a skylight window and pleasant rear outlook. Outside, the rear garden is a generous size and features a shared access path to the front via a neighbouring garden. The garden is mainly laid to lawn with mature borders, shrubs, and flower beds. A garden shed and a separate studio offer additional outdoor space for hobbies or storage. This charming period property offers huge potential in a desirable village setting and is offered to the market with no onward chain.



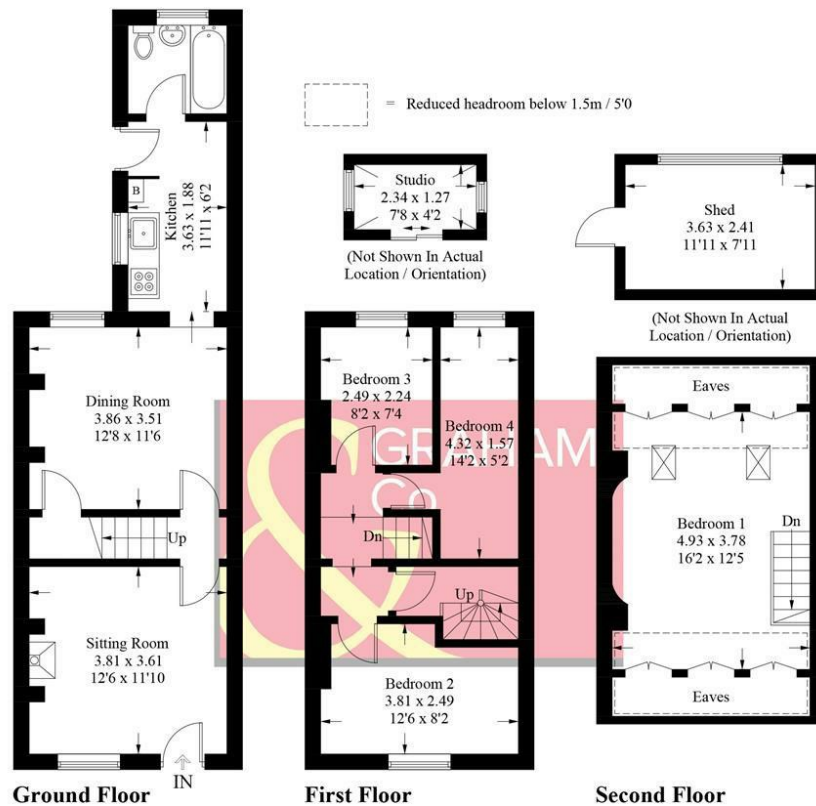


The property is situated in the heart of the sought-after village of Goodworth Clatford, with its renowned riverside walks. The village has a Post Office/ store, church, primary school, village hall, two public houses and an active tennis club. There is also an 18 hole golf course and large garden centre nearby, as well as the renowned Longstock Water Gardens (owned by the John Lewis Partnership) with its farm shop and tea rooms. Andover, about two miles distant, offers a more comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to Waterloo in just over the hour. The A303 is close at hand allowing convenient access to London and the West Country and the picturesque town of Stockbridge, traversed by the celebrated River Test, is approximately five miles away. The cathedral cities of Winchester and Salisbury are both within 30 minutes' drive as is Basingstoke.



Village Street, SP11

Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft
 Outbuilding = 11.7 sq m / 126 sq ft
 Total = 110.9 sq m / 1194 sq ft
 (Including Eaves)



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1209160)

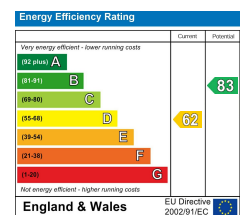
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