

**Yew Tree Farm, SP11**  
Approximate Gross Internal Area = 70.6 sq m / 760 sq ft



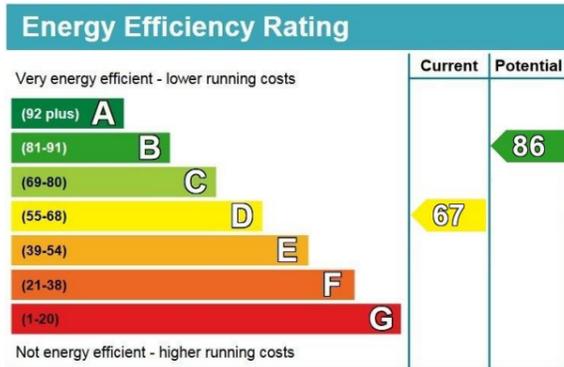
Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



**Goodworth Clatford, Andover**

**Guide Price £350,000 Freehold**



- No Onward Chain
- Entrance Hallway
- Two Double Ensuite Bedrooms
- Allocated Parking
- Close to Local Amenities

- Bespoke Modern Bungalow
- Open-Plan Living/Kitchen/Dining Room
- Low Maintenance Courtyard Garden
- Desirable Village Location
- Proximity to Transport Network

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ  
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**DESCRIPTION:** Located in the sought-after village of Goodworth Clatford and available to the property market with No Onward Chain, Glenrosa is a modern, detached, two-double-bedroomed bungalow, built in a barn-style. One of just three bespoke dwellings constructed during the 1990s at Yew Tree Farm in the heart of the village, the property benefits from allocated parking and a practical, low-maintenance, west-facing, courtyard style garden enclosed by attractive, mature Beech hedging. Well-presented throughout, the accommodation has a unique and spacious feel with a perfect balance of modern living within character charm and comprises an entrance hallway, a spacious, light and airy open-plan living/kitchen/dining room and two double bedrooms, both with adjoining ensuite facilities.

**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. Goodworth Clatford is also on a bus route which links Andover to Stockbridge. 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:** The property is located centrally in the village with a private tarmac driveway leading to the allocated parking to the front of the property. Double five-bar gates open into the west-facing courtyard garden which is laid to a mix of paving and gravelled hard standing, bordered by mature Beech hedging. There is paved access to one side of the property with garden storage and access to the rear. The front door of the property, located adjacent to the allocated parking opens into the entrance hallway.

**ENTRANCE HALLWAY:** Internal glazed door to:

**OPEN-PLAN LIVING/KITCHEN/DINING ROOM:** Spacious, light & airy living space with full-height glazing and an external glazed door leading to the courtyard garden at the front of the property. Exposed timbers and brickwork add to the character of this open-plan space, with the kitchen benefitting from natural light flooding in via a large skylight. The kitchen itself includes a range of eye and base-level cupboards and drawers with worksurfaces over and decorative tiled splashbacks. There is an inset electric hob with a double oven/grill below, plus an integrated, undercounter fridge and freezer and space and plumbing for a washing machine.

**BEDROOM ONE:** The larger of the two double bedrooms is accessed from the living space and has a front aspect looking out over the courtyard garden. Door to a built-in wardrobe cupboard. Radiator. Door to:

**ENSUITE BATHROOM:** A good-sized bathroom with a window to the side. Panelled bath with a mixer shower attachment over, close-coupled WC, pedestal hand wash basin and a radiator. Door to a built-in, walk-in airing cupboard housing a wall-mounted gas boiler.

**BEDROOM TWO:** Double bedroom with a window to the side. Door to a built-in wardrobe cupboard. Radiator. Access to a part boarded loft space with lighting. Door to:

**ENSUITE SHOWER ROOM:** Recessed shower enclosure. Close-coupled WC, pedestal hand wash basin and a heated towel rail.

**TENURE & SERVICES:** Freehold. Mains drainage, water, 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.

