GRAHAM & Co

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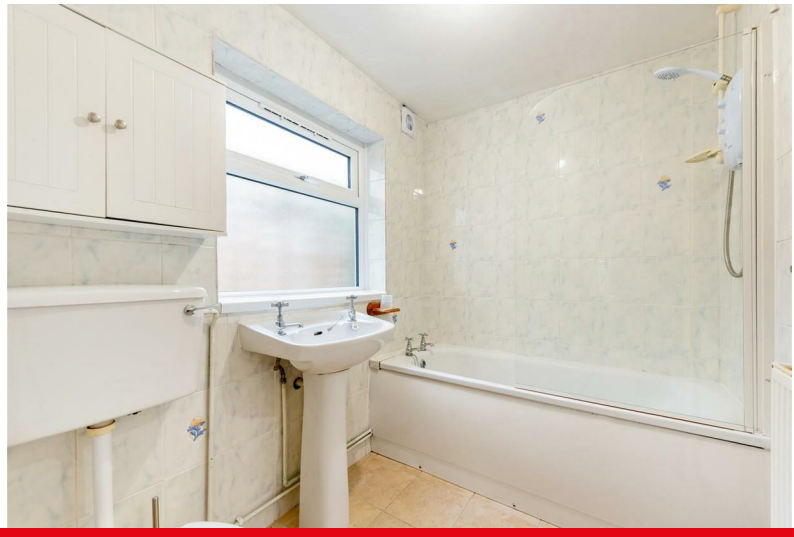

1 Bramley Cottages Longstock Road, Goodworth Clatford, Andover, SP11 7RA

Guide Price £299,950



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market with no onward chain this pretty two bedroom period cottage situated in the heart of the highly regarded Goodworth Clatford. The accommodation comprises an entrance hall, sitting room, kitchen and a bathroom. Upstairs there are two bedrooms. There is a rear garden laid to lawn and a shed for storage.







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.



APPROXIMATE GROSS INTERNAL AREA = 622 SQ FT / 57.8 SQ M
SHED = 14 SQ FT / 1.3 SQ M
TOTAL = 636 SQ FT / 59.1 SQ M

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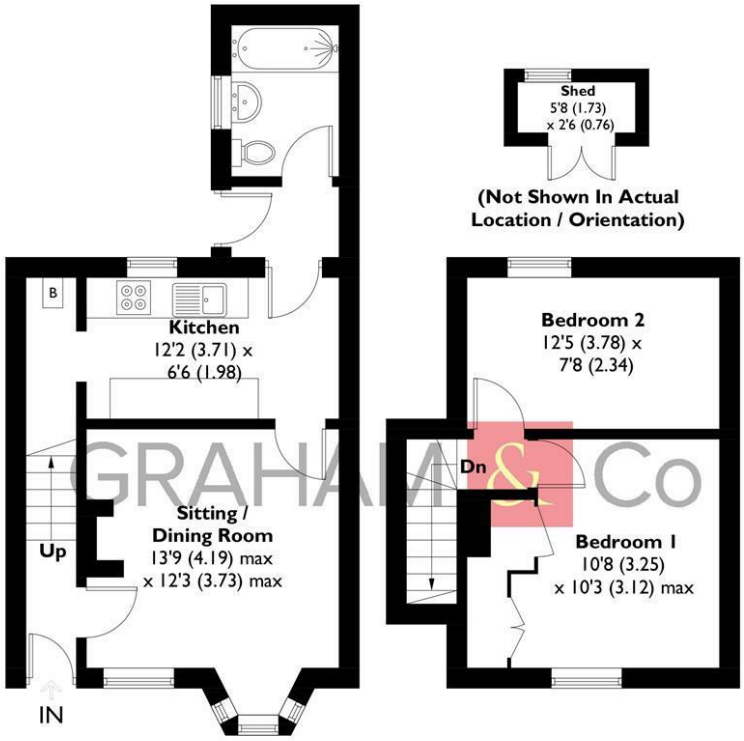

GROUND FLOOR
365 SQ FT / 33.9 SQ M

FIRST FLOOR
257 SQ FT / 23.9 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1345647)
Produced for Graham & Co

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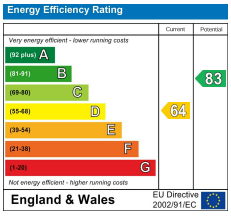

Tax Band: C





OPEN 7 DAYS

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.