



Glenrosa Yew Tree Farm, Goodworth Clatford, Andover,  
SP11 7QX  
Asking Price £350,000



## Glenrosa Yew Tree Farm, Goodworth Clatford Andover, Asking Price £350,000

### PROPERTY DESCRIPTION BY Miss Molly Scruton

Glenrosa is a charming detached, single-storey barn-style dwelling, ideally situated in the highly desirable village of Goodworth Clatford, within the scenic Test Valley. Combining rustic appeal with modern living, this beautifully presented home is perfectly suited for those seeking peace, character, and convenience in equal measure. Constructed with rendered and part timber-clad elevations under a slate roof, Glenrosa offers well-proportioned accommodation throughout. A welcoming entrance hall leads into a spacious open-plan sitting room and dining area, where exposed timbers add character and a glazed door opens onto a terraced garden, creating a lovely flow between indoor and outdoor living. The kitchen, accessed through a distinctive brick-pillared opening from the dining area, is fitted with an electric hob and oven, along with an integrated fridge/freezer. There are two comfortable double bedrooms, each benefitting from its own en suite—one with a bathroom, the other with a shower room—making the layout ideal for both residents and guests alike. There is also a large loft space that is partially boarded! Outside, the property is approached via a private driveway from the village road, providing off-street parking to the front. A pedestrian gate leads to a charming courtyard garden, attractively enclosed with beech hedging and fencing, offering a tranquil and private outdoor space. Glenrosa presents a rare opportunity to own a distinctive barn-style home in a vibrant village community, with easy access to the surrounding countryside and nearby transport links.



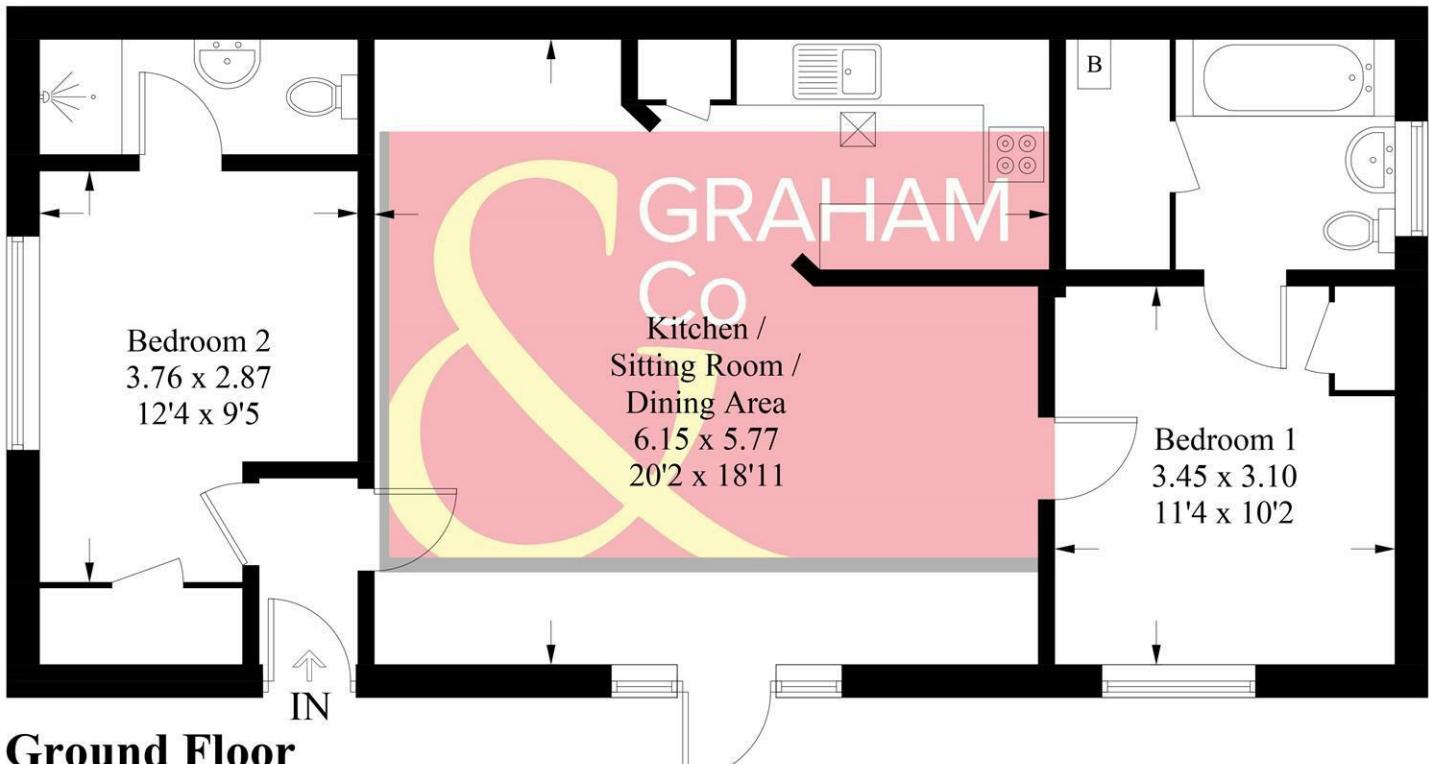


Nestled in the heart of the picturesque Test Valley village of Goodworth Clatford, Glenrosa offers an idyllic countryside lifestyle with convenient access to nearby towns and cities. This sought-after village location is just three miles from the bustling market town of Andover, and within easy reach of the historic cathedral cities of Winchester and Salisbury. The property enjoys a peaceful setting in the valley of the River Anton, a scenic chalk stream that meanders through the village. Goodworth Clatford is a thriving community, benefitting from a wealth of local amenities including a well-regarded primary school, village shop and post office, two welcoming public houses, a church, village hall, and an active tennis club. Nearby Stockbridge, a charming town to the south, offers an excellent range of independent shops, restaurants, and public houses. It also provides further educational options with both primary and secondary schools, along with a doctors surgery. The surrounding countryside is renowned for its outstanding natural beauty and is particularly celebrated for country pursuits, including some of the finest chalk stream fishing in the country. Excellent transport links make Glenrosa a convenient base for commuters. A direct train service from Andover provides a fast connection to London Waterloo, with further national services available via Basingstoke and Reading. By road, the A303 offers swift access to the A34 and M3, connecting you to the West Country, Midlands, and South Coast.



## Glenrosa, Goodworth Clatford, SP11

Approximate Gross Internal Area = 70.6 sq m / 760 sq ft



### Ground Floor

#### 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 (ID1190738)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(58-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Tax Band: D



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