



Yew Tree Close, SP11

Approximate Gross Internal Area = 159.6 sq m / 1718 sq ft
 Approximate Garage Internal Area = 19.6 sq m / 212 sq ft
 Approximate Outbuildings Internal Area = 8 sq m / 87 sq ft
 Approximate Total Internal Area = 187.2 sq m / 2017 sq ft
 (excludes restricted head height)



First Floor



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



Yew Tree Close, Goodworth Clatford

Guide Price £650,000 Freehold

A stylishly extended five bedroom village home with Stunning West facing Countryside views and NO ONWARD CHAIN

- Entrance Porch & Hall
- Living Room
- Kitchen/Breakfast/Dining Room
- Garden Room
- Downstairs Shower Room
- 5 Bedrooms
- Upstairs Bathroom & Shower Cubicle
- West Facing Garden & Pod
- Private Front Driveway with Parking
- Garage with Sink & Plumbing/Boiler Room



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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.

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ACCOMMODATION:

This impressive home has been extended to create spacious accommodation ideally suited to contemporary family life. A glazed entrance porch leads into a welcoming hallway with stairs to the first floor and a stylish downstairs shower room. The generous living room provides a comfortable retreat, featuring patio doors opening directly onto the garden and a fireplace suitable for a log burning stove or gas fire. At the heart of the home lies the outstanding open-plan kitchen, breakfast and dining area, recently upgraded. This space flows into a striking garden room, complete with a roof lantern and sliding patio doors, allowing natural light to flood in by day, while offering the unique opportunity for stargazing at night. Upstairs, there are five well proportioned bedrooms, most benefiting from fitted wardrobes, along with a family bathroom featuring a separate shower cubicle. In addition the property benefits from a generous loft space, providing excellent storage and potential for further use (subject to planning).

OUTSIDE:

The property is discreetly tucked away and set back from the village road, forming one of just three homes in this quiet and desirable position. A private driveway provides parking, with additional reinforced lawn parking (laid with concealed hardstanding) allowing space for three vehicles, along with access to the attached garage. The west facing rear garden is a particular highlight, enjoying stunning, uninterrupted views across open countryside and offering a peaceful haven for wildlife, particularly birdlife. Two patio areas provide ideal spaces for outdoor dining and entertaining, while the remainder of the garden is mainly laid to lawn with established planting. A unique glazed garden pod, complete with built-in seating, dining area and heating, creates a superb all season retreat.

LOCATION:

The highly desirable Test Valley village of Goodworth Clatford, known for its strong community, 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, tea rooms, pubs and restaurants, many of which serve local produce.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators and underfloor heating to the garden room. Water softener and air conditioning unit installed. Outside CCTV.

