

GREEN MEADOWS

GOODWORTH CLATFORD • HAMPSHIRE



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A303 1.1 miles, Andover Station 2.8 miles (London Waterloo from 67 minutes), Stockbridge 4.3 miles,
Winchester 13.2 miles (London Waterloo from 57 minutes), Southampton International Airport 17 miles, Salisbury 19.7 miles,
London Heathrow 48.75 miles
(All distances and times are approximate)

A DELIGHTFUL EIGHT BEDROOM MILL HOUSE, LOCATED IN THE TEST VALLEY WITH A COTTAGE AND FISHING ON THE RIVER ANTON

ACCOMMODATION SUMMARY

GROUND FLOOR:

Reception hall | Drawing room | Sitting room | Dining room | Study | Library
Kitchen/breakfast Room | Utility room | Laundry room | Cloakroom

FIRST FLOOR:

Principal bedroom with adjoining dressing room and bathroom
4 Further bedrooms with 4 Further bathrooms (3 adjoining) | Nursery

SECOND FLOOR

3 Further bedrooms | Family bathroom

COTTAGE:

Entrance hall | Sitting room | Kitchen/breakfast room | 2 Double bedrooms | Family bathroom
Gym | Garage & Workshop | Granary | Pump room | 2 Store rooms

OUTSIDE

Former swimming pool | Gardens | Grounds | Woodland | Paddock | Single and Double Bank Fishing on the River Anton

In all about 5.64 acres

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Your attention is drawn to the Important Notice on the last page of the text



SITUATION

Green Meadows is located at the end of a no-through lane, towards the northern part of the popular village of Good worth Clatford, surrounded by beautiful countryside within the renowned Test Valley.

Goodworth Clatford itself has two public houses, a village shop/post office and a church. There is a Church of England primary school within the village, which has been in the top 100 primary schools in the country, in the last ten years. Independent pre-prep and prep school education is provided by Farleigh School or Rookwood whilst further afield other well-renowned schools including St Swithun's, Princes Mead, Pilgrim's, Winchester College, Godolphin, Dauntseys, Marlborough and Downe House.

The nearby Georgian market town of Stockbridge and the cathedral cities of Winchester and Salisbury provide a comprehensive ranges of shops, restaurants and leisure facilities. Andover is approximately 1.9 miles away and offers a cinema, a wide range of supermarkets including Waitrose and a railway station with a direct service to London Waterloo. The property is conveniently located for easy access to the A303, which in turn provides access to the West Country and London via the M3.

Recreational facilities in the area are first class, and include excellent walking in the surrounding countryside, superb sailing and water sports on the Solent and South Coast. Hampshire, Leckford, Winchester and Tidworth Golf Clubs are all nearby.

The property also boasts 573 yards of single and double bank fishing on the River Anton. Mainline railway stations can be found at either Andover (1.9 miles) with trains from approximately 70 minutes to London Waterloo, Micheldever (9.9 miles) with trains to London Waterloo taking from 67 minutes or Whitchurch (7.2 miles) taking from 65 minutes.





GREEN MEADOWS

Green Meadows is approached through double electric gates which open onto a gravel driveway leading to a turning circle to the front of the property.

The house is believed to have originated in the fourteenth century as a Fulling Mill, and is understood to have been used as a mill up to the early part of this century. In the 1920s considerable work was carried by the owner at that time, Sir Alfred Yarrow, to convert the property into a private residence. It is now a property of significant charm and character set in beautifully mature and peaceful riverside gardens and grounds.

The house is built in brick under a red tile roof and offers

approximately 5,573 square foot of living accommodation arranged over three floors. On the ground floor there are six reception rooms, making it ideal for family living or entertaining. There is also a large kitchen/ breakfast room with French doors opening onto the garden and this in turn leads through to a utility room and separate laundry room.

Over the first floor are five double bedrooms with four bathrooms and a nursery. Above this, over the second floor, are three further double bedrooms in the eaves and a family bathroom. Most of the bedrooms enjoy views over the garden and grounds to the water beyond.







GREEN MEADOWS

Approximate Gross Internal Area:

Main House: 5573 Sq Ft / 517.73 Sq M

Barn: 2210 Sq Ft / 205.35 Sq M

Granary = 846 Sq Ft / 78.63 Sq M

Outbuilding= 375 Sq Ft / 34.79 S

For identification only. Not to scale.



COTTAGE

The cottage forms part of one large outbuilding which is Grade II listed and comprises a large sitting room with a kitchen/ breakfast room on the ground floor. On the second floor are two double bedrooms and a family bathroom.

GARAGE/ WORKSHOP AND GYM

Adjoining the cottage is a well-appointed gym beyond which is a double garage and workshop.

GRANARY

Beside the cottage is a large Grade II listed granary with the unusual feature of a full second floor.

OTHER OUTBUILDINGS

Beyond the house, to the west, is the original turbine and pump room with two further stores. The 100 year old turbine is still in situ and can be repaired to generate electricity.

GARDEN AND GROUNDS

Green Meadows sits well within its own land and is surrounded by wonderful mature garden and grounds. To the north west of the property is a swimming pool that has now been converted into a koi pond with filtration system. Beyond the turbine building, to the west of the Mill House, is a large area of woodland and river with a paddock beyond, which has roadside access to the village lane.

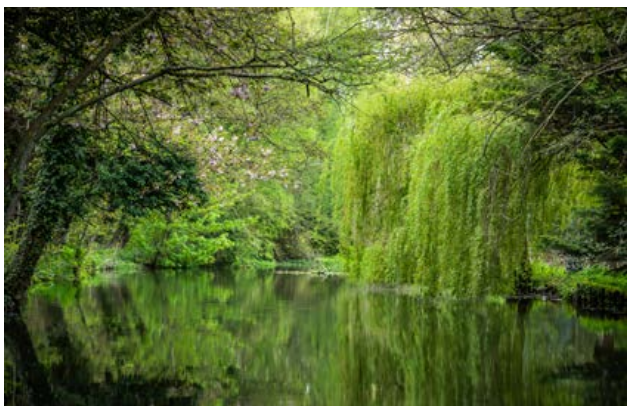
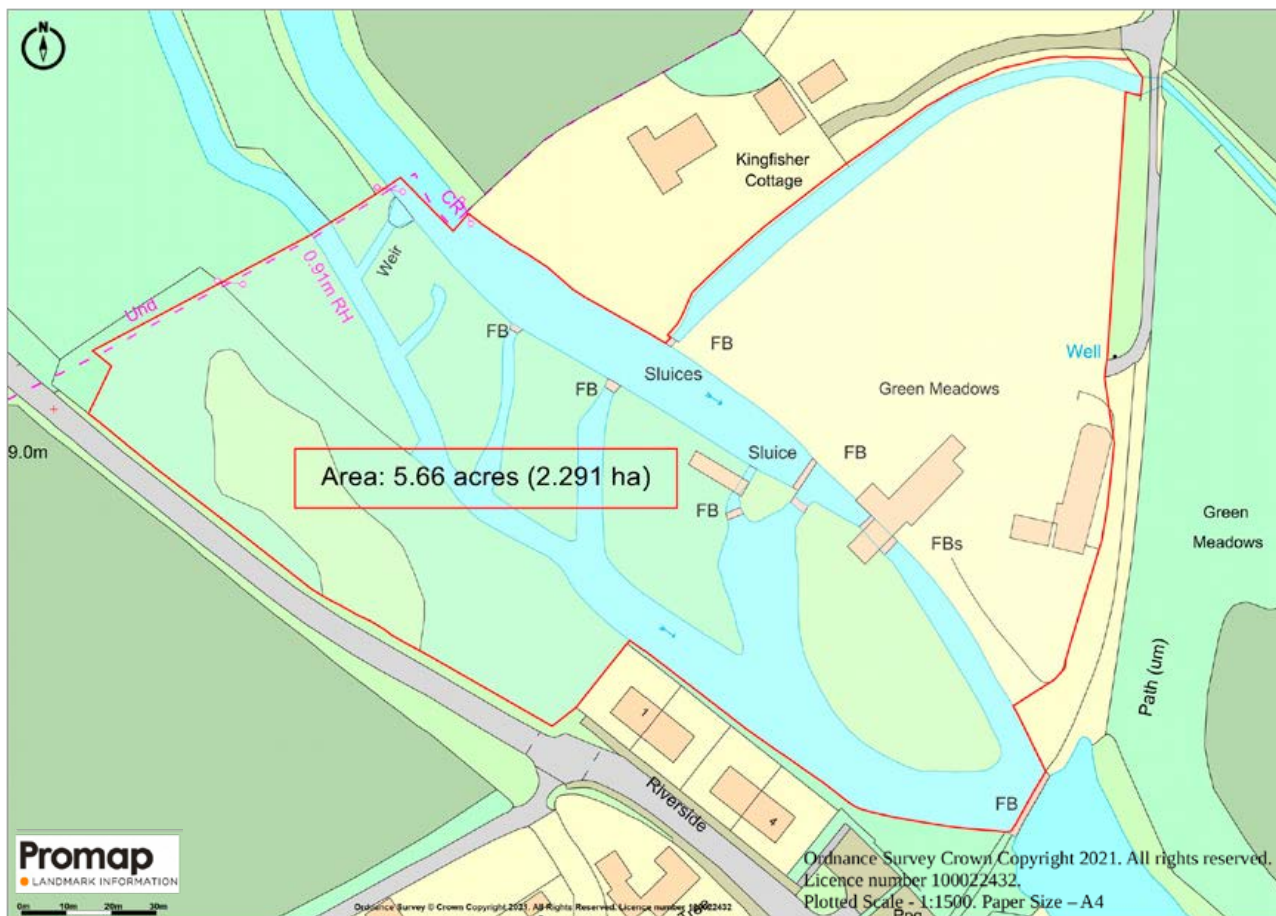
RIVER ANTON

The property benefits from approximately 573 yards of both single bank and double bank fishing on the main river.

RIVER AND ELECTRICITY GENERATION

The various sluice gates provide full control over river height and either direct the water under the house, through the turbine house or around the side where it enters the Mill pool; the mill pool has yielded quite large rainbow and brown trout. Minor repairs are required to restore the turbine which until recently produced electricity realising around £12,000pa of savings and income.





FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings together with curtains, blinds, light fittings and garden ornaments are specifically excluded from the sale. However, certain items may be available by separate negotiation.

SERVICES

Water – Mains

Electricity – Mains

Drainage – Private

Heating – Oil Fired

LOCAL AUTHORITY

Test Valley Borough Council

Telephone: 01264 368000

COUNCIL TAX

Band H

EPC

Main House - F

Cottage - C

DIRECTIONS (SP11 7HH)

From London take the M3, passing Basingstoke and at Junction 8 leave the M3 following signs to the A303 (Exeter). Continue on the A303 in a westerly direction passing over the A34 at Bullington Cross, leaving the A303 at the second Andover exit, signposted Andover and Stockbridge. Proceed in a southerly direction on the A3057 towards Stockbridge. Take the second right hand turn before the Hampshire Golf Club on your left, and proceed down Green Meadow Lane. At the bottom of this lane, before it becomes a footpath, the electric gates to Green Meadows will be found on the right hand side.

VIEWING

Viewing by prior appointment only through Savills.

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