

The Savills logo, consisting of the word "savills" in a red, lowercase, sans-serif font, is positioned in the top right corner of the image. It is set against a solid yellow rectangular background.

savills

A large, white, three-story house with a brown tiled roof and a central bay window, surrounded by a large green lawn and mature trees. The house is the central focus of the image, with a large, leafless tree in the foreground and a large, dense evergreen to the right. The sky is blue with white clouds.

GOODWORTH HOUSE

GOODWORTH CLATFORD • ANDOVER • HAMPSHIRE



GOODWORTH HOUSE

GOODWORTH CLATFORD • ANDOVER • HAMPSHIRE • SP11 7QX

AN EXCEPTIONAL FAMILY HOUSE IN THE HEART OF THE VILLAGE ON
GROUNDS IN EXCESS OF 2 ACRES

ACCOMMODATION

Reception Hall • Drawing Room • Sitting Room • Study • Morning Room • Kitchen/Dining Room • Utility Room • Cloakroom • Cellar

Principal Bedroom with adjoining Shower Room and Dressing Room • Guest Suite with adjoining Shower Room

3 further first floor Bedrooms • Family Bathroom • 3 further second floor Bedrooms • Second floor Bathroom

Detached triple garage • Detached single garage

Gardens and grounds of about 2.14 acres

EPC = D



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SITUATION

Goodworth Clatford is a popular and thriving village with two public houses, primary school and community shop/post office. Situated in the Test Valley to the north of Stockbridge with its excellent range of independent retailers, galleries and restaurants, the village is ideally located with superb communication links, with the A303 to the north, which in turn leads to the M3 via the A34, a railway connection at nearby Andover and, of course, Southampton International Airport to the south. The cathedral cities of Winchester and Salisbury are approximately 12 and 18 miles away, providing a wide range of shopping, recreational, educational and cultural facilities.

The house is well located for the excellent educational establishments of Farleigh School, Rookwood, both just over 2 miles away, and Godolphins in Salisbury, with excellent local primary and secondary schooling available in the area.

The countryside is very highly regarded with excellent riding and

walking, chalk stream fly fishing on the River Test and its tributaries, and golf nearby with a number of courses including Test Valley Golf Club located in Overton.

DESCRIPTION

Goodworth House is an exceptional detached family home situated in the heart of the village and offering extensive accommodation over three floors with the additional benefit of a cellar. The accommodation extends to nearly at 4800sq ft. in the main house and well-proportioned rooms typical of a house of this era.

The property is approached through a pillared entrance porch with double doors leading to the large reception hall. The hallway is particularly welcoming with its feature fireplace, stairs leading up to the first floor and door to the drawing room. The drawing room is a particularly fine room, double aspect with a large bow window overlooking the front garden and also benefits from a large open fireplace. From the reception hall, double doors lead through to the

inner hallway, from here access can be gained to the sitting room, study, morning room and kitchen/dining room. The kitchen/dining room is an exceptional feature to the house 25' 4" x 20' 4", fitted with a bespoke range of kitchen units, central island and Aga, with doors out to the rear garden and an opening through to the morning room. The morning room is particularly attractive and double doors lead out onto a terrace, perfect for breakfast, an ideal daytime sitting room or kids TV room off the kitchen. A utility room and cloakroom complete the ground floor accommodation.

A fine turned staircase leads up to the first floor landing. The principal bedroom suite is a superb size with feature bow window overlooking the rear gardens and onto the paddock and there is an attractive large shower room and separate dressing room. The guest suite has the benefit of an adjoining shower room, there are three further bedrooms on this floor and a family bathroom. Bedroom five is particularly attractive with its unusual turret, this room would work well as a first floor library, sitting or music room.



On the second floor there are three further bedrooms and a family bathroom.

OUTSIDE

The property is approached from the village road over a winding driveway which leads to a large parking and turning area adjacent to the triple garage. The parking then continues down to a separate detached single garage. The gardens are laid mainly to lawn with mature trees, shrubs and plants, offering protection and seclusion. The gardens continue around the side of the house to a terraced area adjacent to the morning room and then again on to the back of the house and the rear terrace. Beyond the formal gardens, post and rail fencing delineates the formal gardens from the paddock.

The gardens and grounds extend to approximately 2.14 acres there are two detached garages, one a triple one single.

ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains electricity, gas, water and drainage. Gas-fired central heating.

OUTGOINGS

Council Tax – Band G.

POSTCODE

SP11 7QX

LOCAL AUTHORITY

Test Valley Borough Council

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

VIEWING

Strictly by appointment with Savills.



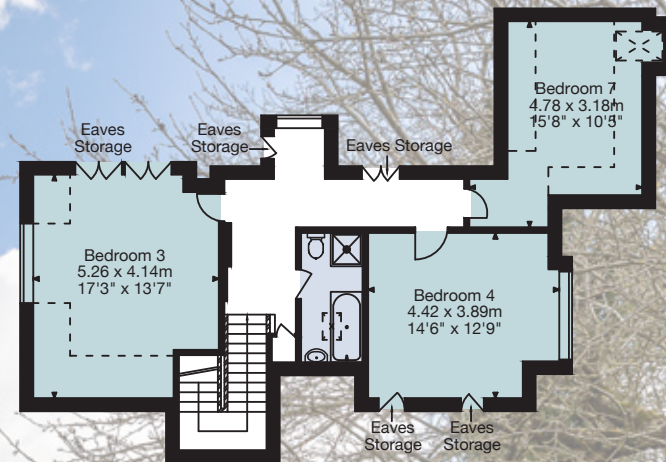
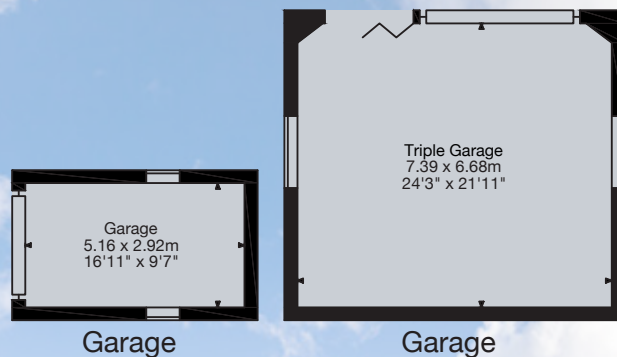
Goodworth House, Goodworth Clatford, Andover, Hampshire SP11 7QX

Gross Internal Area (Approx)

Main House 444 sq m/4,783 sq ft

Garage 64 sq m/694 sq ft

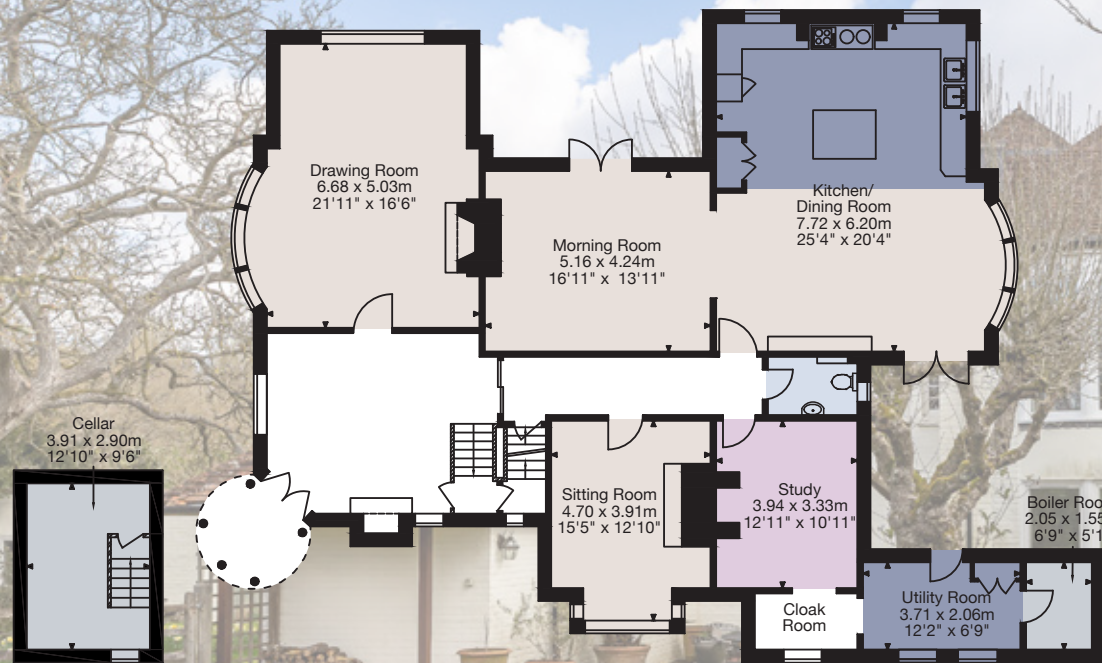
Total Area 508 sq m/5,477 sq ft



Second Floor



First Floor



Ground Floor



Cellar

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