

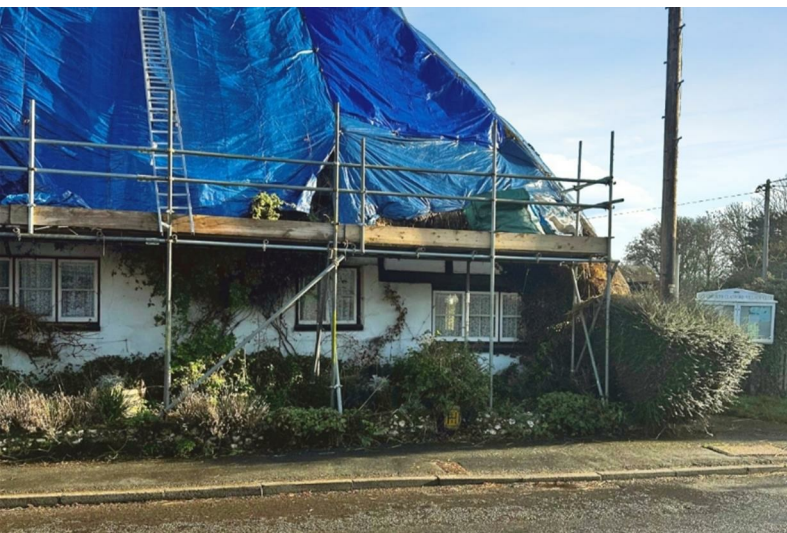


Molesy Cottage

Goodworth Clatford, SP11 7RE

Asking Price £900,000

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Features

- 4 bedroom grade II listed period cottage
- Versatile living options
- Original exposed beams
- Two Inglenook fire places
- Sought after village location

Molesy Cottage: Ground Floor - Sitting Room, Drawing Room, Kitchen, Utility Room, Cloakroom, Study, Garden Room, Dining Room.

First Floor: Master Bedroom with Ensuite, Three Further Bedrooms, Family Bathroom,
Rear Garden: Terrace, Mature Garden.

Front Approach

Nestled in the heart of the picturesque village of Goodworth Clatford, this enchanting Grade II Listed thatched cottage exudes timeless charm and character. Offering over 2,600 sq. ft. of beautifully presented living space, the property provides exceptionally spacious and versatile accommodation. The home features five stunning reception rooms, including a captivating sitting room with a cozy log burner, creating a warm and inviting atmosphere. The dining room and sun lounge at the rear boast delightful views of the meticulously maintained mature garden, while two additional front-facing reception rooms offer flexibility for modern family living. This exquisite property harmoniously blends historical elegance with contemporary comfort, making it a perfect retreat in a quintessential English village setting.

Entrance Hall

Wooden panel front door into entrance hall. Coir mat at threshold. Flagstone flooring with original exposed beams and timbers. Doors into drawing room and sitting room.

Drawing Room

Window to front aspect, wooden flooring and a delightful inglenook fireplace with log burner.

Dining Room

A delightful dual aspect room with doors to the rear garden.

Kitchen

A range of units set on a flagstone floor, butler sink, aga, oil fired boiler and windows and door to rear aspect.

Sun Lounge

Tiled flooring with doors to rear garden.

Utility Room

This room has flagstone flooring, sink, plumbing and space for appliances with door to rear garden.

Downstairs Cloakroom

Period style high level cistern toilet, washbasin and window to side aspect.

Family Room

Dual aspect room with cast iron radiators and steps to

Study Area

Window to front area making this ideal room for a home office.

First Floor

Master Bedroom

Window to front aspect

Dressing Room/Bedroom

Large room with ample storage for garments and footwear.

En Suite Bathroom

Window to front aspect, built in shower cubicle, claw foot bath and washbasin.

Bedroom

Window to front aspect.

Bedroom

Window to rear aspect.

Family Bathroom

Window to side aspect, claw tub bath, shower cubicle, wash hand basin and w.c.

Grounds

The delightful cottage garden wraps around the cottage with a wealth of mature borders, two patio areas and the remainder laid to lawn. There is a single garage with up and over door over the road.

Services and Local Authority

Freehold

Cottage – Oil/gas fired heating. Log Burner.

Test Valley

Local Area

Goodworth Clatford is nestled in the heart of the Test Valley, an area renowned for its stunning natural beauty. The countryside surrounding the village is characterised by rolling hills, lush green fields, and the meandering River Test, which is famous for its clear waters and excellent trout fishing. This idyllic setting provides a perfect backdrop for a variety of outdoor activities. It benefits from a local village shop, public house and primary school.

Walking enthusiasts will find numerous footpaths and trails that wind through the picturesque landscape. One popular route is the Test Way, a long-distance path that follows the course of the River Test, offering walkers the chance to enjoy the serene riverbanks, ancient woodlands, and

charming villages along the way. The area is also dotted with smaller, circular walks that take you through fields, pastures, and quiet country lanes, providing ample opportunities to spot local wildlife and enjoy the peaceful surroundings.

The countryside around Goodworth Clatford is not only beautiful but also rich in history. As you explore the area, you might come across historic landmarks, such as old mills and churches, that add to the charm and character of the landscape. Whether you're looking for a leisurely stroll or a more challenging hike, the countryside around Goodworth Clatford offers something for everyone, making it an ideal location for those who appreciate the great outdoors

Public transport is also readily available. Andover railway station is just a short distance away and offers regular services to London Waterloo. This makes it a convenient option for those who work in the capital but prefer the tranquility of village life. Additionally, there are bus services that connect Goodworth Clatford to Andover and other nearby towns, providing further flexibility for local travel.

For those who prefer to drive, Goodworth Clatford is well-connected by road. The A303 offers easy access to major routes, including the M3 motorway, which leads directly to London and the South Coast.



Road Map



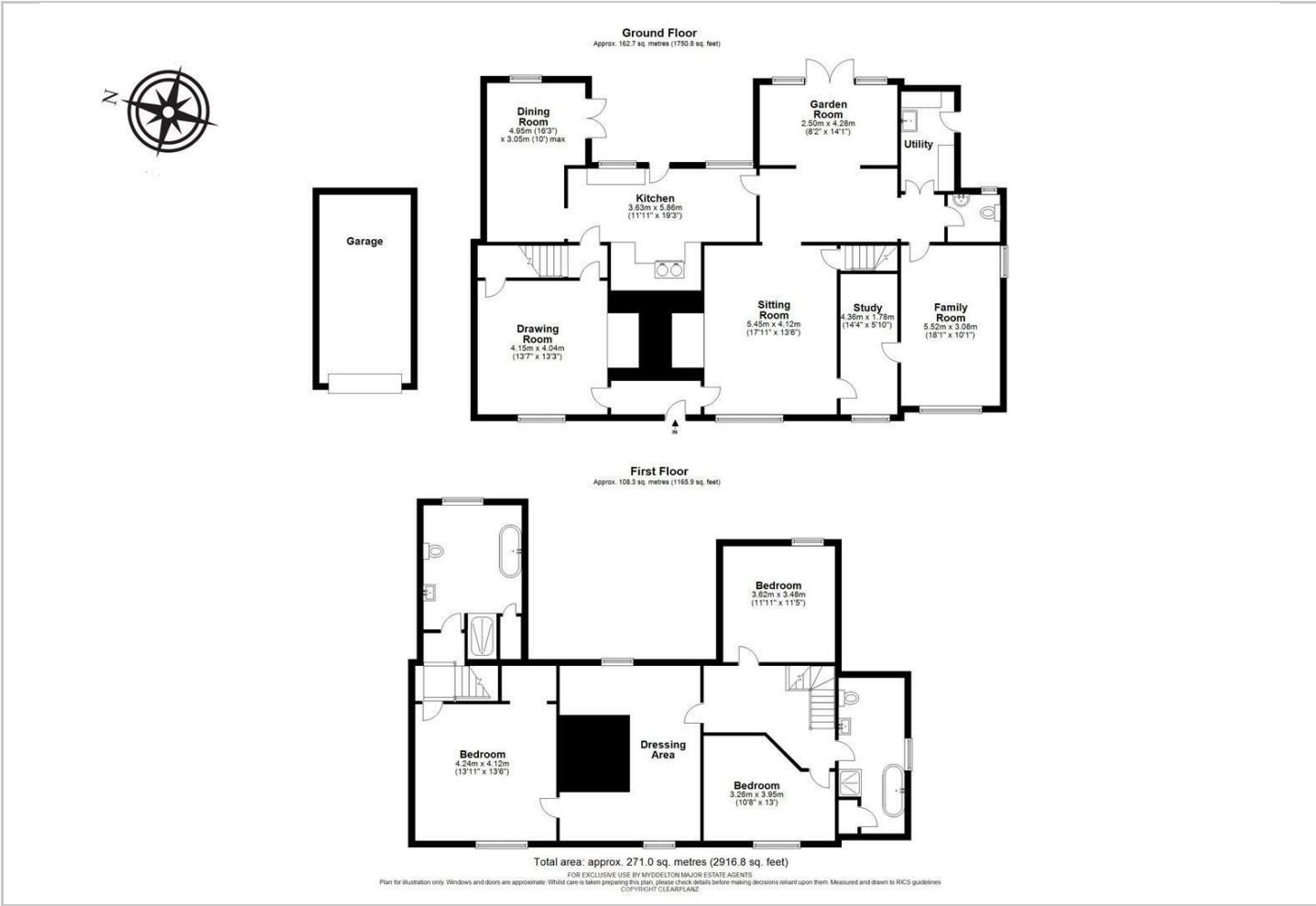
Hybrid Map



Terrain Map



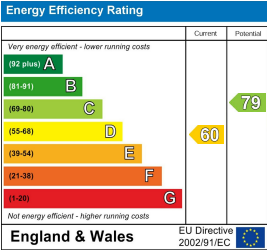
Floor Plan



Viewing

Please contact Ashwells Estate Agents Limited on 01264 710776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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