



TROUTBECK

Westover Farm, Goodworth Clatford, SP11 7LF

TO LET

£2,500 Per Month



Troutbeck

Westover Farm, Goodworth Clatford, SP11 7LF

Stockbridge 4.8 miles | Andover 4.5 miles | Winchester 19 miles | London Waterloo from Andover Station – 1 hour | Mileages and times approximate

A charming detached 3/4 bedroom house with generous reception space and fine rural views. Located on the edge of Goodworth Clatford, this excellent family home is well presented and enjoys a peaceful yet convenient setting.

THE PROPERTY

This generous, detached house offers a wonderful opportunity for those seeking a good family home in a desirable location. With its generous living space and practical layout, it is sure to appeal to families and individuals alike.

Troutbeck is located within a private country estate, along the end of a no-through lane past a row of cottages. This is an idyllic setting with fine rural views all around and numerous walks easily accessible. Westover Farm is situated close to Goodworth Clatford, a thriving village with a shop, primary school and two public houses. The nearby market town of Stockbridge offers a good range of local amenities and boutique shops, whilst Andover offers a more comprehensive range of facilities including a mainline railway station to London Waterloo. Education in the area is excellent, with the primary school in the village and the renowned Farleigh School at Red Rice a short drive away.

The house is well presented throughout and features a welcoming entrance hall, study, kitchen with a good range of units, gas range oven and built in appliances including a dishwasher and fridge. Off the kitchen is the utility room and leading through from here is the playroom which also doubles as a fourth bedroom. There is a large dining room and the main living room is an excellent, bright room with woodburner and double doors into the garden.

There are three bedrooms, with the main bedroom featuring an en suite bathroom and walk in wardrobe. There are two further double bedrooms and a family bathroom. Double glazing throughout.

Outside, there is a large drive and parking area to the front of the property and a single garage. The large garden is a superb feature of the property and wraps all around. The garden is laid to lawn, with well established borders and there is a patio behind the house. From the garden, there are wonderful views across the surrounding countryside.

ADDITIONAL INFORMATION

Services

Mains electricity
Oil fired central heating
Private water and sewerage - £40 pcm
Mobile phone coverage available according to Ofcom
Standard Broadband available according to Openreach

Local Authority

Test Valley Borough Council
Band E

EPC

D63

Pets

Considered, rent may vary.

Deposit

Total deposit - £2,884
Holding deposit - £576

Directions

From Winchester, take the B3049 to Stockbridge. Upon reaching Stockbridge, continue through the High Street, pass over the River Test and take the first right into Longstock Road, signposted to Longstock. Continue on this road, through the village. Pass a set of crossroads and continue straight heading to Goodwoth Clatford. Pass the first turning on the right to Westover Farm, and take the next right. Proceed right along to the end of the lane, passing the cottages on the right and Troutbeck will be found right at the end.

What3words: ///quoted.mega.courts





Total area: approx. 181.4 sq. metres
Troutbeck, Westover Farm, Goodworth Clatford, Andover

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Lettings

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