



**EVANS & PARTRIDGE**



# ASHENDEN, 5 LAMBOURNE WAY, THRUXTON, ANDOVER SP11 8NE

**A LINKED FOUR BEDROOM FAMILY PROPERTY WITH EXCELLENT OFF-ROAD PARKING, DETACHED DOUBLE GARAGE AND WELL ENCLOSED REAR GARDEN, SITUATED IN A WELL ESTABLISHED VILLAGE CLOSE WITH EASY ACCESS ON TO THE A303**

ENTRANCE PORCH \* RECEPTION HALL \* LIVING ROOM \* DINING / FAMILY ROOM \* CONSERVATORY  
KITCHEN / BREAKFAST ROOM  
PRINCIPAL BEDROOM \* THREE FURTHER BEDROOMS \* FAMILY BATHROOM \* SHOWER ROOM  
DETACHED DOUBLE GARAGE \* AMPLE PARKING \* FRONT AND REAR GARDENS

*No Onward Chain*

**OFFERS INVITED AROUND £465,000 FOR THE FREEHOLD**

## DESCRIPTION

A large linked single storey family property, constructed of brick and part white washed clad elevations beneath a tiled roof. The light and airy accommodation comprises a reception hall, dual aspect living room, dining/family room, good size conservatory (divided into two areas) and kitchen/breakfast room. Within a separate wing there are four good size bedrooms, family bathroom and a separate shower room. Outside the property benefits from two spacious driveways providing ample parking as well as a detached double garage.

## LOCATION

The property is situated in a quiet well-established residential close just off the centre of the village of Thrupton which offers everyday amenities within walking distance including a primary school, a public house, village hall and the recently opened acclaimed and award winning Garden Centre, Food Hall and Restaurant, "Rosebourne". Andover, some four miles away, provides a comprehensive range of shopping, educational and recreational facilities, as well as a mainline railway station offering fast services to Waterloo. (There is also a mainline railway station in the neighbouring village of Grateley). The A303 is close at hand allowing convenient access to London and the West Country and the cathedral cities of Salisbury and Winchester are both within a half hour's drive.

## ACCOMMODATION

Covered ENTRANCE PORCH Outside lantern style light. Wood panelled door with high level obscure panelling and full height glazing to either side leading into:

L-SHAPED RECEPTION HALL Window to front aspect. Door into cupboard housing lagged copper cylinder with fitted immersion and slatted shelving above. Two pendant ceiling light points. Radiator. Half obscure glazed door leading into rear garden, second driveway and garage. Open access into passageway leading to bedrooms, bathroom and shower room. Open doorway into kitchen/breakfast room. Small pane obscure glazed door into:

LIVING ROOM (*Good size, dual aspect*) Full height picture window to front aspect. Glazed door with large picture window to side opening into conservatory with view through to rear garden. Open fireplace (not currently in use) with raised ceramic tiled hearth, timber display sill over extending to one side (ideal for media) and book shelving beneath. Two double radiators. Obscure glazed door into kitchen/breakfast room. Wide open arch into:

DINING / FAMILY ROOM (Formerly a garage) Window to front aspect and rear aspect. Three wall light points. Plate rack. Ceiling coving. Double and single radiator.

CONSERVATORY (Divided into two areas) Constructed of brick plinths supporting UPVC glazed elevations. Ceramic tiled floor. Double doors opening onto garden. Further side door into garden. Two double radiators.

#### KITCHEN / BREAKFAST ROOM

Kitchen: Stainless twin bowl sink unit with mixer tap, drainer to side. Range of oak fronted high and low cupboards and drawers including two leaded china display cabinets. Roll top work surfaces with ceramic tiled splash back. Peninsular unit dividing kitchen and breakfast area. 'Creda' cooker with four ring ceramic hob, extractor fan and light concealed within hood above. Recess and plumbing for dishwasher and washing machine. Space for small fridge/freezer. Cupboard housing oil fired boiler with slatted shelving above. Ceramic tiled flooring. Picture window to side aspect. Ceiling light point with four spot lights. Ceiling coving.

Breakfast Area: Space for dresser and family dining table. Picture window to rear aspect with view through conservatory to rear garden. Ceiling light point with four spot lights. Ceramic tiled floor. Double radiator.

PASSAGEWAY Pendant ceiling light point. Radiator. Doors to bedrooms, bathroom, shower room and deep cupboard with shelving and hanging rail. Hatch into small loft storage area.

PRINCIPAL BEDROOM (Double bedroom) Wide picture window to front aspect. Pendant ceiling light point. Sliding mirror fronted fitted wardrobe cupboards to one wall. Further built-in double wardrobe cupboard. Two wall light points. Ceiling coving. Radiator.

BEDROOM TWO (Double bedroom) Window to front aspect. Built-in double wardrobe cupboard. Pendant ceiling light point. Radiator.

BEDROOM THREE (Double bedroom) Window to front aspect. Single wardrobe cupboard. Two wall light points. Ceiling coving. Radiator.

BEDROOM FOUR (L-shaped) Picture window to rear aspect with view towards garden. Single built-in wardrobe cupboard. Ceiling light point with four spot lights. Wall light point. Radiator.

FAMILY BATHROOM White suite comprising panelled bath with fully tiled surround and tiled alcove to one end with glass display shelves, mixer tap/hand held shower attachment. Wash hand basin on stand with mixer tap, double cupboard beneath. Low level WC. Part tiled walls. Tiled floor. Obscure glazed window to rear aspect. Ceiling light point. Heated towel rail/radiator with mirror and shelf above.

SHOWER ROOM White suite comprising pedestal wash hand basin with mixer tap. Low level WC. Obscure glazed folding door into fully tiled shower enclosure. Part ceramic tiled walls. Ceramic tiled floor. Obscure glazed picture window. Louvre doors into shelved cupboards. Ceiling light point. Heated towel rail/radiator.

#### OUTSIDE

Open access off village close onto driveway (one) laid to shingle and providing parking for three to four vehicles. Shaped gently sloping lawn to side forms the front garden with Silver Birch and fruit tree. Climbing roses and gravel border in front of property, ideal for potted plants. Paved steps rise to split level paved area. Pergola supported on brick pier with climbing plants. Access to front entrance porch. Outside lighting. Outside tap.

A second driveway (also approached from the village close) lies to one end of the property and comprises a large shingled area in front of the garaging.

DETACHED DOUBLE GARAGE Constructed of brick elevations beneath a tiled roof. Remotely operated electric up and over door to front. Light and power connected. Window to side aspect. Well screened raised oil tank to side.

Paved path leads from the driveway to a patio area extending to the side of the part of the property. Rear porch. Outside tap. Outside light with sensor.

REAR GARDEN Gently sloping lawn with mature apple and specimen trees, well screened by tall hedging.

## **SERVICES**

Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.

## **DIRECTIONS**

From Stockbridge proceed in a northerly direction on the A3057 towards Andover. On the outskirts of the town turn left onto the A303 and continue west for approximately four miles, turning left off the A303 for Thrupton Village. On entering the village after a short distance turn right into Lambourne Way, over the bridge and the property will be found straight ahead.

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS AND PARTRIDGE**

**Tel. 01264 810702**

**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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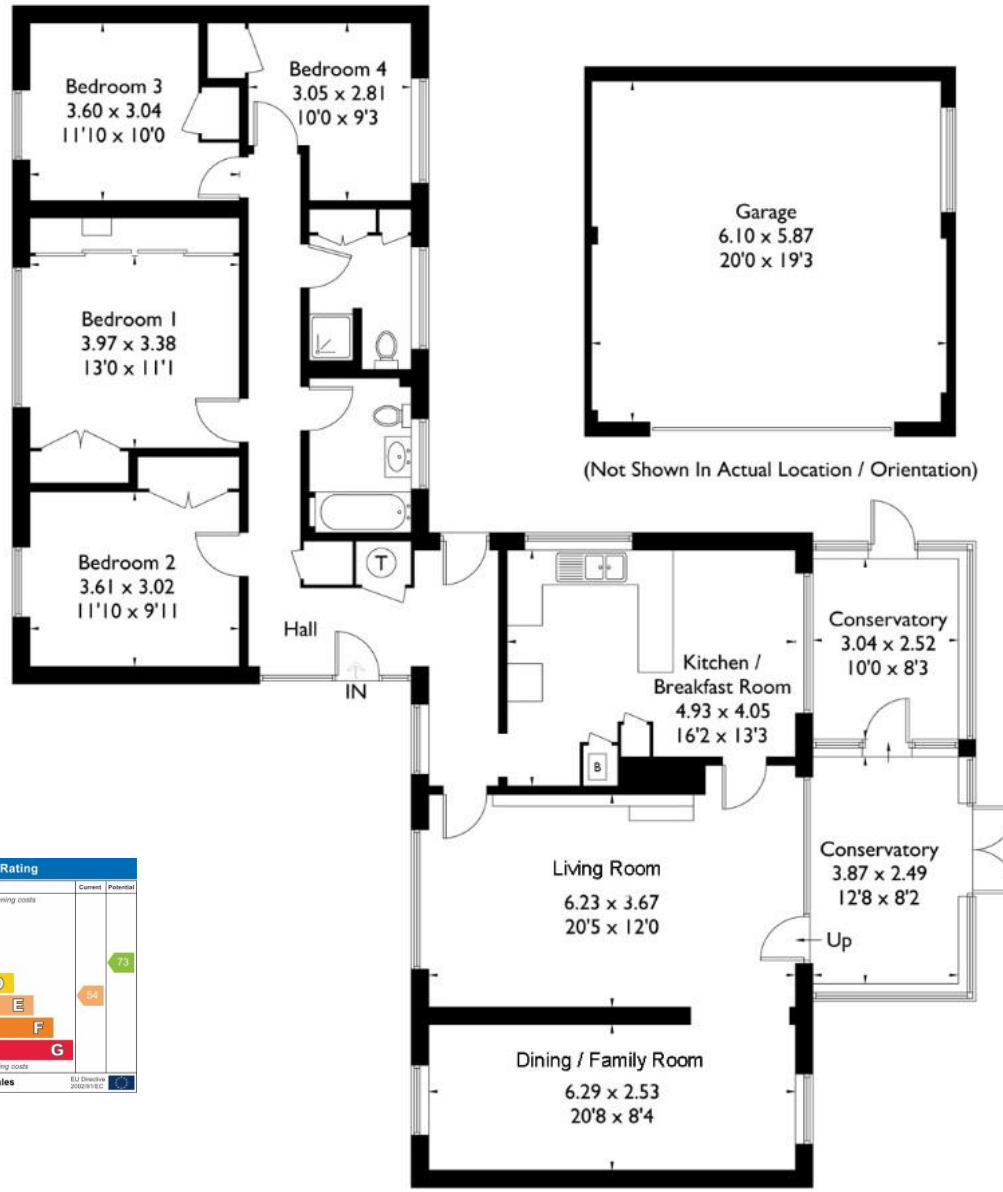






# 5 Lambourne Way, Thruxton, Andover, SP11 8NE

Approximate Gross Internal Area = 162.0 sq m / 1743 sq ft  
 Garage = 35.3 sq m / 380 sq ft  
 Total = 197.3 sq m / 2123 sq ft



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Ground Floor