



The Groom House, Thruxton

Myddelton & Major





The Groom House, Village Street, Andover, SP11 8LZ

- **No onward chain**
- Entrance hall with stone floor
- Sitting room with log burner
- Large kitchen/breakfast room
- French doors to garden
- Requires some updating
- Two double bedrooms
- South-facing garden
- Village Location
- Versatile outbuilding

The Property

Nestled in the heart of the Test Valley village of Thruxton is The Groom House, a charming cottage with cob walls and a slate roof. The cottage has many traditional features and whilst it requires some updating it offers larger than average accommodation for a cottage with each room being of a good size and with good head height. The large front door welcomes you in to the hallway which boasts a traditional stone floor. The sitting-room has a cosy feel with original windows and window seat and a log burner with surround which is a classic and attractive statement. Accessed off the hall and through the stable door is the kitchen/breakfast room, a good-sized room with an abundance of kitchen floor and wall cupboards and plenty of space for a breakfast table. French doors lead out to the south-facing garden. Off the kitchen is the study which could have a variety of uses. On the first floor is a spacious landing, a family bathroom and two double bedrooms, one with built-in storage.

Outside

Accessed from the kitchen via the French doors is a very useful brick outbuilding which is currently used as a utility, with plumbing and electric, however this could be used for a variety of uses depending on preference. The walled garden is mainly laid to lawn and offers lots of potential. Although there is no parking with the property there appears to be on-road parking available.

A charming two double bedroom mid-terraced cottage, with a south-facing garden and outbuilding.

Tenure: Freehold

Size: EPC Rating: E (41)

Council Tax Band: D



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Services - Mains electric and drainage, oil-fired central heating. Ofcom suggests broadband speeds of up to 80 Mbps and that most major mobile networks will likely have connectivity in the area.

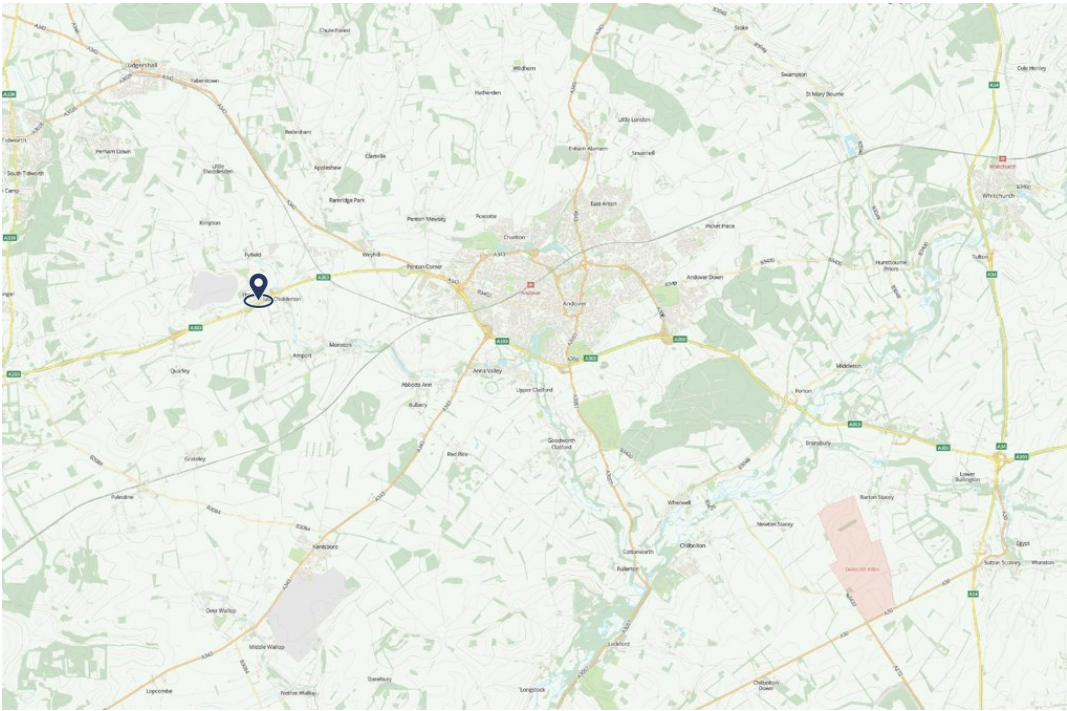
Andover 4.3 Miles • Stockbridge 11.6 Miles • Salisbury 17.4 Miles





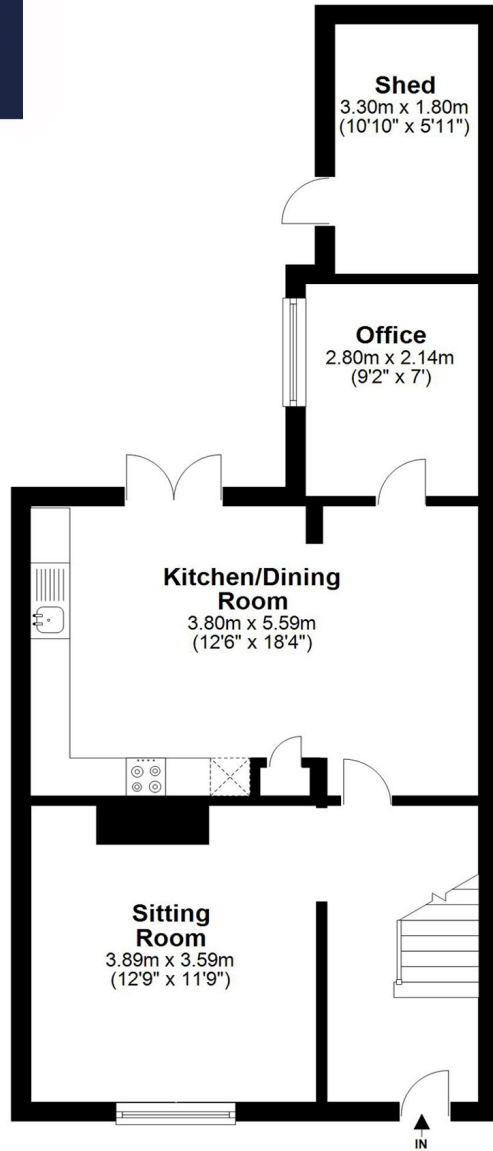
Location

The Groom house is located in the Test Valley village of Thruxton. There is a public house, village green and Church. There is a Hilliers Garden Centre with café and butchers within five minutes from the property and a post office service runs from Hilliers on a Wednesday, Thursday and Friday afternoon basis. The neighbouring village of Weyhill has a good range of facilities including a farm shop, Pink Olive restaurant and the Craft Centre with independent cafes, salons and boutiques. Andover, only 4.3 miles away, offers a range of amenities including a new leisure centre, cinema, pubs, cafes and restaurants, supermarkets and other retail outlets. There are several schools within easy reach including the popular Anton Primary School, Vigo Junior School, Andover Church of England Primary School and Rookwood and Farleigh Independent Schools. There are also several nursery schools and further education colleges located in Andover. There are excellent travel links with main line railway connection to London Waterloo in 70 minutes. The Cathedral cities of Winchester and Salisbury are within 20 miles from the property and offer a more extensive range of facilities.

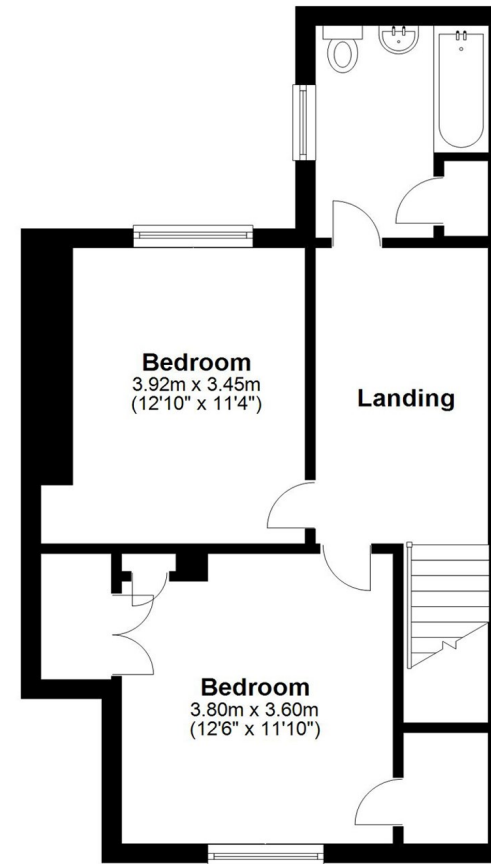




Ground Floor



First Floor



Total area: approx. 106.3 sq. metres (1144.5 sq. feet)



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