



10 LAMBOURNE CLOSE, ANDOVER, HAMPSHIRE SP11 8LS

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



10 LAMBOURNE CLOSE, ANDOVER, HAMPSHIRE SP11 8LS
PRICE GUIDE: £495,000

10 Lambourne Close is a modern detached family home pleasantly positioned on the edge of the village of Thruxton adjoining open fields. The property is generally well maintained, offers great scope for extension and improvement and is offered for sale with no onward chain.

The accommodation, which is both light and airy, comprises of a good size reception hall, a large comfortable living room with open fireplace, separate dining room, kitchen with adjoining utility room and a cloakroom. The first floor has a full returning galleried landing with four generous bedrooms and a family bathroom: bedroom 4 has been in use as a dressing room but would readily revert back with the removal of the shower enclosure and vanity unit.



Central heating is provided via an oil fired boiler to radiators and the property is fully double glazed.

To the front is a large open plan lawned garden with mature shrubs and a two car drive leading to a large double length tandem garage. The rear garden is an excellent size, fully enclosed and east facing with a high degree of privacy. The garden has clearly been well cared for and is predominately laid to lawn with numerous mature shrubs and established borders

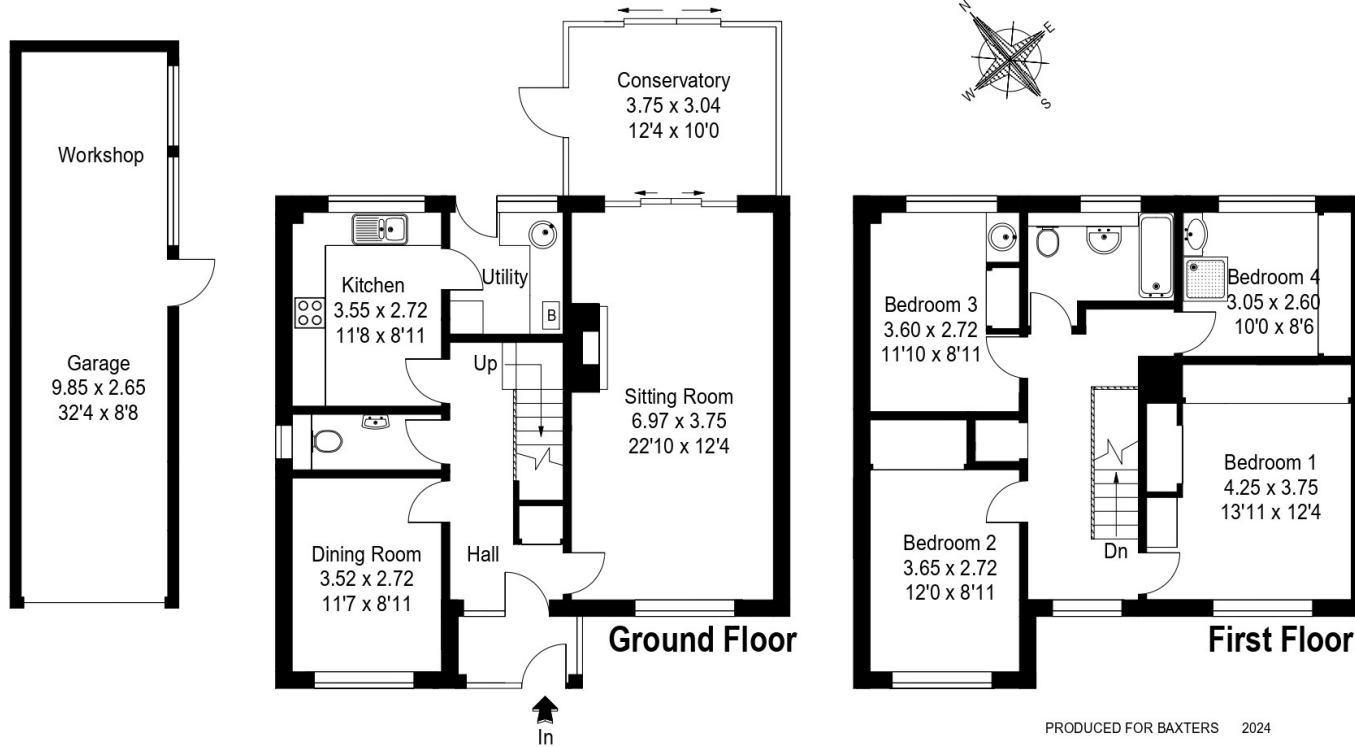
LOCATION: The village of Thruxton is approximately 3.5 miles to the west of Andover, with facilities including the Kimpton, Thruxton and Fyfield Primary School, War Memorial Hall, village green and sports field. St Peter and St Paul's church and a thatched village pub, the White Horse Inn. The Hillier Garden Centre with shop and restaurant and the well regarded Weyhill Farm shop are close by. The nearby town of Andover offers a range of facilities which include an indoor shopping centre, sports and leisure centre, bowling alley, college of further education and two golf courses. There is also a mainline railway station with trains running direct to London's Waterloo and easy access to the A303 Andover bypass with connections to the M3 motorway and the west country.

DIRECTIONS: From Andover proceed in a westerly direction along the A342, signposted Marlborough. Follow the road for approximately 2 miles passing The Weyhill Farm shop on the left, followed by the Weyhill Fair on the right. At the mini roundabout take the first exit onto Amesbury Road, signposted Thruxton and continue for approximately 2 miles, passing the Hillier Garden Centre on the left. At the T-junction turn right towards Thruxton village, take the first right into Lambourne Way, over the bridge, bearing right into Lambourne Close. Take the second left and number 10 Lambourne Close will be found immediately on the right, clearly identified by the BAXTERS For Sale board.



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Approximate Gross Internal Area :- 141 sq m / 1522 sq ft



This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. 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.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Test Valley Council. Council Tax Band F: £3,035.92 for year 2024/2025. Mains Water, Drainage and Electricity. Oil Central Heating. Fully double glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10724.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

