

**Lambourne Way, Thruxton, Andover, SP11**

Approximate Area = 1453 sq ft / 134.9 sq m  
 Garage = 182 sq ft / 16.9 sq m  
 Total = 1635 sq ft / 151.8 sq m  
 For identification only - Not to scale

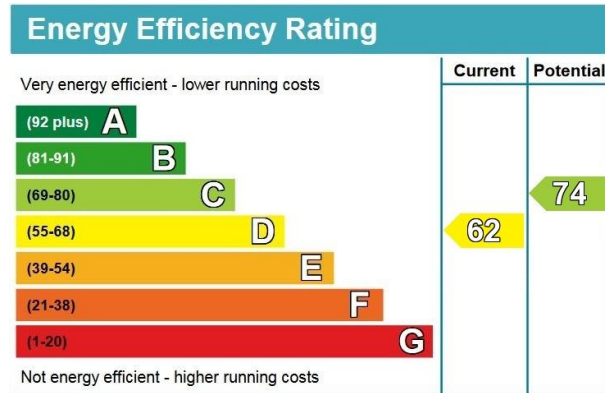


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2023. Produced for Austin Hawk Ltd. REF: 1012918



**Lambourne Way, Thruxton**

**Guide Price £630,000 Freehold**



- Hallway
- Kitchen
- Utility Room
- 2 Further Bedrooms
- Garage & Driveway
- Sitting/Dining Area
- Living Room/Conservatory
- Master Bedroom Suite
- Bathroom
- Enclosed Garden

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



**DESCRIPTION:** This detached house is located in a cul-de-sac in the heart of the village of Thruxton. The well presented accommodation has a contemporary feel including glass balustrades, American walnut doors, thresholds and stair treads. The living space is arranged on three levels and comprises ground floor hallway, utility room, master bedroom suite and a second bedroom. To the first floor there is a living room/conservatory, a third bedroom and bathroom whilst on the top floor there is a large sitting/dining area with a balcony and a contemporary kitchen. To the front there is a walled front garden with a driveway offering generous parking leading to a garage whilst to the rear there is an enclosed garden arranged on two levels. The vendor has planning permission to extend to the front and side.

**LOCATION:** The picturesque village of Thruxton lies approximately 5 miles to the west of Andover and benefits from a church, village hall, public house and nearby garden centre with restaurant. There is a well regarded primary school in the neighbouring village of Kimpton whilst secondary education is served by Andover and Salisbury. The nearby A303 offers good road access to both London and the West Country.

**ACCOMMODATION:** Large open porch with front door into:

**HALLWAY:** Stairs to first floor and doors to:

**UTILITY ROOM:** Eye and base level cupboards with work surface over and inset stainless steel sink. Space and plumbing for washing machine and tumble drier.

**MASTER BEDROOM:** Window to front. Walk-in wardrobe with hanging rail and hot water system. Further wardrobe cupboard and door to:

**ENSUITE WET ROOM:** Shower, WC with concealed cistern, vanity unit with wash hand basin and heated towel rail.

**BEDROOM 3:** Window to front and fitted wardrobe cupboard.

**FIRST FLOOR LANDING:** Stairs to second floor, loft access and doors to:

**LIVING ROOM/CONSERVATORY:** Windows to rear and French doors to garden. Air conditioning unit.

**BEDROOM 2:** Window to rear and air conditioning unit/heater.

**BATHROOM:** Window to rear. Panelled bath, WC, vanity unit with wash hand basin and heated towel rail.

## SECOND FLOOR

**SITTING/DINING AREA:** A lovely light and spacious room with a window to the side and French doors (all with electric blinds) to a BALCONY with space for seating and views to the front. Bar area, fitted log burner, loft access and open access to:

**KITCHEN:** Windows to front and side with electric blinds. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with extractor over and eye level double oven. Integral fridge/freezer, space and plumbing for dishwasher.

**OUTSIDE:** A walled front garden with lights. Large area of lawn with mature trees and a driveway offering parking for four cars, an electric car charging point and access to the garage. A gate leads to the rear garden.

**GARAGE:** Single garage with up and over door, power, light and personal door to garden.

**REAR GARDEN:** Fully enclosed and arranged on two levels. Large patio area adjacent to the house with the remainder laid to lawn.

**TENURE & SERVICES:** Mains water, drainage and electricity are connected. Air source heat pump heating system to underfloor heating (not kitchen). Electric radiator to kitchen and hot water via a solar system.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

