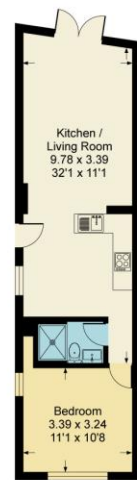


Village Street, SP11

Approximate Gross Internal Area = 184.6 sq m / 1988 sq ft
 Approximate Outbuilding Internal Area = 18.1 sq m / 195 sq ft
 Approximate Annexe Internal Area = 45.5 sq m / 490 sq ft
 Approximate Total Internal Area = 248.2 sq m / 2673 sq ft



Annexe



Ground Floor



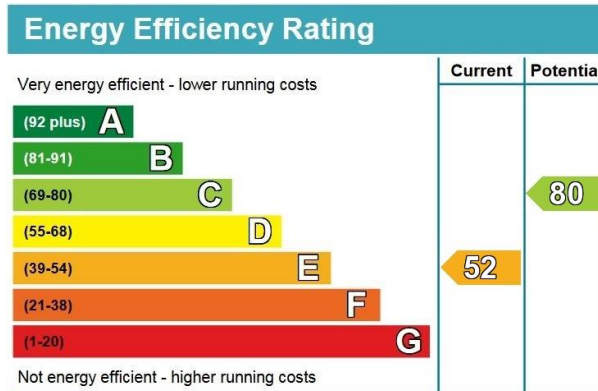
First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Village Street, Thruxton

Guide Price £825,000 Freehold



- **Substantial Refurbished Village Property**
- **Open Plan Kitchen/Dining Room**
- **Ground Floor Guest Suite**
- **Three Further Bedrooms**
- **Generous Driveway Parking & Gardens**
- **Detached Thatched Annexe**
- **Living Room & Cloakroom**
- **Master Bedroom Suite**
- **Two Further Bathrooms**
- **Proximity to Transport Network**

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.



Truly unique and combining period character with modern living, May Cottage, along with its detached thatched annexe, offers spacious and substantial accommodation throughout within a desirable village location. The property has been fully refurbished over the last five years and benefits from generous driveway parking split between both the front and rear of the plot, whilst the location provides excellent proximity to the transport network. The well-presented accommodation comprises two entrance hallways, a living room, an expansive open-plan kitchen/dining room, cloakroom, ground floor double guest suite, master bedroom suite, an additional ensuite bedroom along with two further bedrooms serviced by a family shower room. The detached annexe, a thatched bungalow, comprises an open-plan kitchen/living room, double bedroom and a shower room. In addition, set within a practical rear garden including its own stream, is a summerhouse complete with its own shower room.

The front of the property has gated access from Village Street with a limestone chipped driveway providing generous parking alongside an area of lawn bordered by mature hedging and shrubs. The front door opens into an entrance hallway that provides access to the ground floor guest suite and then the impressive open-plan kitchen/dining room. The kitchen includes carrera quartz worksurfaces with a matching island style dining table the centrepiece of the dining space. The second and main hallway is located off the dining space and leads to the cloakroom, front aspect living room, complete with wood burning stove and then external access to both the rear garden and the side of the property. The first floor offers impressive bedroom and bathroom space, the dual-aspect master suite is light and airy with a stunning ensuite bathroom, whilst there is another ensuite bedroom plus two further double bedrooms serviced by a modern family shower room.

The annexe follows the impressive theme with French doors opening out to a decked area and providing access into a good-sized open-plan living room that flows into a kitchen with doors leading on to a modern shower room and double bedroom beyond.

May Cottage is located within the heart of the village of Thrupton, between Village Street and Lambourne Close. Nearby is the White Horse Inn, a fifteenth century thatched Inn, and just along Amesbury Road to the east of the village is Hillier Garden Centre complete with restaurant and food hall. Andover itself offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour with the property location offering two mainline station options in both Grateley (2.5 miles) and Andover (6 miles). The nearby A303 offers excellent road access to both London and the West Country.

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.

