

Stanbury Close, Thruxton, Andover, SP11

Approximate Area = 1612 sq ft / 149.7 sq m
Garage = 201 sq ft / 18.6 sq m
Outbuildings = 207 sq ft / 19.2 sq m
Total = 2020 sq ft / 187.5 sq m

For identification only - Not to scale



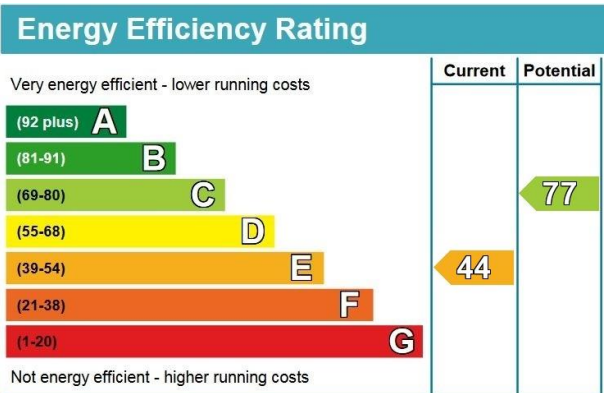
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Austin Hawk Ltd. REF: 1219766

austinhawk ESTATE AGENTS



Stanbury Close, Thruxton Guide Price £550,000 Freehold



- No Onward Chain
- Sitting Room
- Modern Kitchen
- 3 Bedrooms
- Rear Garden
- Porch
- Dining Room
- Conservatory
- Bathroom
- Garage

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 :
Austin Hawk are delighted to offer this three-bedroom detached bungalow, situated in a quiet cul-de-sac in the village of Thruxton with a pleasant outlook to the rear over fields. The spacious accommodation comprises porch, hallway, sitting room, dining area, kitchen, conservatory, three bedrooms, family bathroom and further cloakroom. Outside the property offers a good size, private garden to the rear benefitting from a summerhouse, ideal as an office/social space and further sheds. The front of the property offers generous driveway parking leading to the garage which can be accessed internally. Offered with no onward chain.

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: Front door into:

PORCH:
Tiled floor, side aspect and door to:

HALLWAY :
Cloaks cupboard, airing cupboard with hot water tank and shelving, door to garage, loft access and doors to:

SITTING ROOM:
Dual aspect and feature fireplace with brick surround and wooden mantel with wood burner, open access to:

DINING AREA:
Patio door to conservatory and open access to:

KITCHEN:
Rear aspect. Contemporary range of eye and base level cupboards and drawers with wood effect work surface over and inset butler sink and drainer. Inset electric hob with extractor over and eye level double oven. Wooden arch to further cupboards and drawers with work surface over and space for white goods. Wooden stable door to:

CONSERVATORY :
Double aspect and doors to the garden.

CLOAKROOM:
Side aspect, WC and wash hand basin.

BATHROOM :
Side aspect and tiled floor. Tiled bath with hand held shower attachment, shower cubicle with waterfall shower head and further shower attachment, WC, vanity unit with wash hand basin and heated towel rail.

BEDROOM 1:
Double aspect. Dressing area with fitted wardrobe cupboards and archway to the bedroom area. This room offers flexible living and the dressing area could be used as a nursery.

BEDROOM 2:
Rear aspect and fitted wardrobe cupboards.

BEDROOM 3:
Side aspect and inset shelving.

REAR GARDEN :
Decking area adjacent to the property with the remainder laid to lawn with a patio area and raised brick flower beds. Floor-standing oil tank, several sheds and a summer house with storage that could be used as an office or social space. The fairly private garden is fully enclosed by fencing and brick wall with gated side access on both sides to the front.

FRONT GARDEN :
Gravelled driveway with generous parking for six vehicles with raised flowers beds and access to:

GARAGE :
Up and over door to the front with space and plumbing for washing machine and internal door to the property.

TENURE & SERVICES :
Freehold. Mains water, drainage and electricity are connected. Oil fired central heating to radiators.

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.

