

## Village Street, Thruxton, Andover, SP11

Approximate Area = 1677 sq ft / 155.7 sq m

Garage = 301 sq ft / 27.9 sq m

Total = 1978 sq ft / 183.6 sq m

For identification only - Not to scale

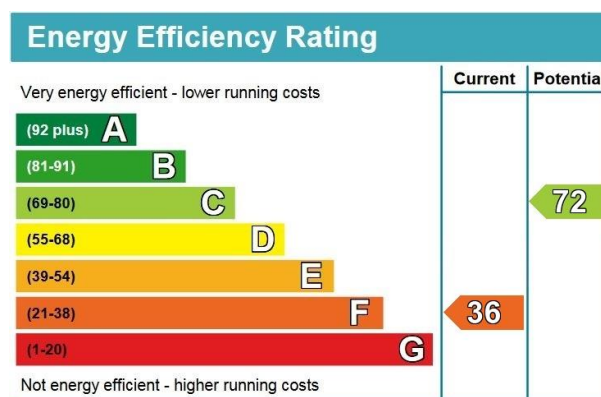


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1297281



Village Street, Thruxton

Guide Price £575,000 Freehold



- Living Room
- Study
- Utility & Cloakroom
- 3 Further Bedrooms
- Attractive Gardens

- Dining Room
- Farmhouse Kitchen
- Master bedroom Suite
- Bathroom
- Double Garage & Parking

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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**DESCRIPTION:**

Located in the heart of the village of Thruxton adjacent to allotments and overlooking Mullens pond, this substantial, detached, house is offered for sale with no onward chain. Dating back to the early 1800s, the property has been extended twice to create well planned living accommodation. The ground floor has an entrance porch leading into a living room with an open fireplace, a dining room with a log burning stove, a study and a farmhouse style kitchen. There is also a utility room and cloakroom. The first floor boasts a galleried landing leading to a master bedroom with new ensuite shower room, three further bedrooms and a bathroom. The attractive garden is mainly to the front of the property with a walled courtyard to the rear. There is also a driveway offering parking and leading to a detached double garage.

**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 .

**OUTSIDE:**

Standing to the rear of it's plot, the garden is predominantly to the front of the house. Mainly laid to lawn with established flower beds, shrubs, mature trees and a patio area adjacent to the house. Extending across the rear of the property, there is a walled courtyard with access from the utility room. A gated driveway offers parking for several cars and access to a detached double garage with electric door, power and light.

**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.

