



13 Stanbury Road, Thruxton, Andover, SP11 8NS
Guide Price £265,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming bungalow located on Stanbury Road in the picturesque village of Thrupton, Andover. This delightful property boasts an extended open plan kitchen/diner, spacious reception room, two cosy bedrooms, and a modern bathroom, making it the perfect home for a small family or those looking to downsize.

One of the standout features of this semi-detached bungalow is its recent extension, providing additional living space and enhancing the overall appeal of the property. The new kitchen is a real highlight, offering a contemporary and functional space for cooking and dining, with bi fold doors into the garden.

In GREAT CONDITION throughout, this home has been lovingly maintained and is ready for its new owners to move in and start creating wonderful memories. Imagine waking up to the tranquil surroundings as this property backs onto the beautiful countryside, offering stunning views right from your doorstep.

Whether you're enjoying a peaceful morning coffee in the garden or unwinding after a long day while taking in the scenic views, this property truly offers a slice of countryside paradise. Don't miss out on the opportunity to make this lovely bungalow your new home in the heart of Thrupton.



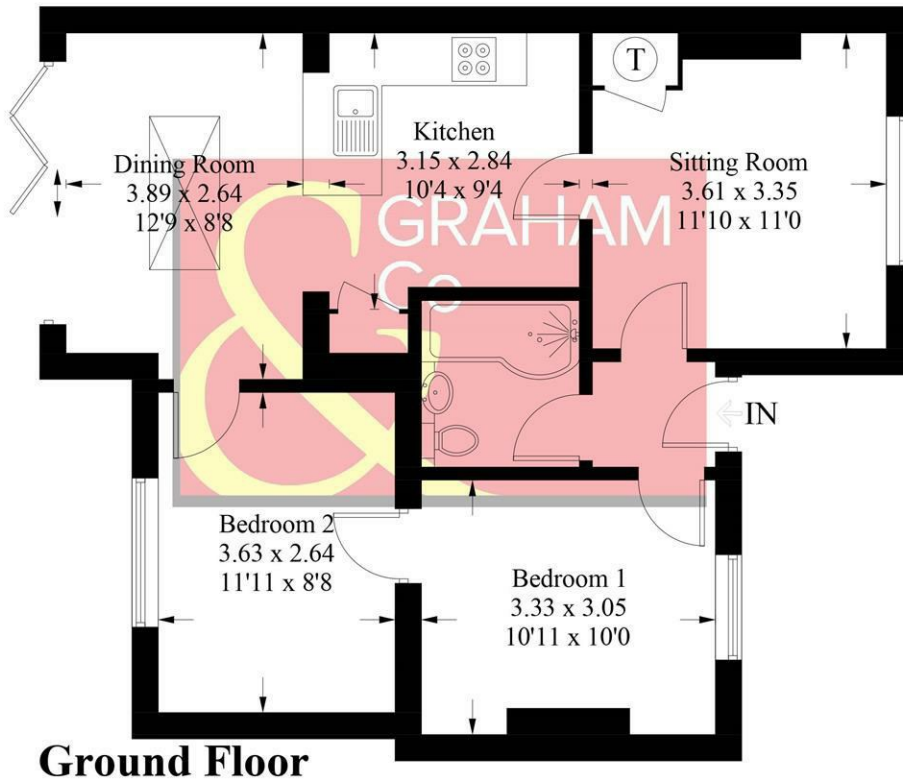


Thruyton lies to the west of Andover, and has a rural village community. Local amenities include The White Horse public house which offers good food and drink, parish church, primary school and the old telephone box is now a dedicated and well used library of donated books. The village green holds the annual Summer Fete and the refurbished village hall plays a vital role in bringing the community together. A little under a mile away you will find the award winning Hilliers Garden Centre which offers a food hall stocked with local produce, gifts, garden centre and cafe. The mainline railway station in Andover provides fast services to London Waterloo or the West. Salisbury, Winchester, Newbury and Basingstoke are all within half an hour's drive, as well as excellent road links to London, the South Coast and the West Country. There is a good selection of private schools in the area as well as the renowned Peter Symonds College in nearby Winchester.



Stanbury Road, SP118

Approximate Gross Internal Area = 61.5 sq m / 662 sq ft



Ground Floor

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1084519)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(95 plus) A		81
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: A



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