



Groom House Village Street, Thruxton, Andover, SP11 8LZ
Offers In Excess Of £325,000



Groom House Village Street, Thrupton Andover,
Offers In Excess Of £325,000

PROPERTY DESCRIPTION BY Mr Guy Sommerville

Nestled in the heart of the picturesque Thrupton Village and being sold with no chain, this delightful two-bedroom terrace cottage offers over 1000 sq ft of inviting accommodation, blending rustic charm with modern potential. The property boasts two spacious double bedrooms, providing ample room for comfort and relaxation. Character features, such as exposed beams, add to the cottage's historic charm. The cozy sitting room at the front of the house features a part-divided feature wall leading to the entrance hall. The generously sized kitchen/dining room would benefit from a refresh, presenting an opportunity to create a stunning, modern space. Additionally, there is a separate study/playroom, ideal for home working, hobbies, or a children's play area. The large first-floor landing adds to the sense of space and openness upstairs, and a well-proportioned family bathroom completes the first-floor layout. Outdoor space includes an enclosed southerly facing rear garden, perfect for enjoying sunny days, with gated rear foot access for convenience. An external boiler shed/workshop provides practical storage and workspace. The property requires a program of works but is offered in a move-in-and-renovate condition, allowing you to tailor the cottage to your tastes while settling into this charming village setting. Don't miss this opportunity to own a piece of Thrupton Village history, with the potential to create a beautiful and personalised home.



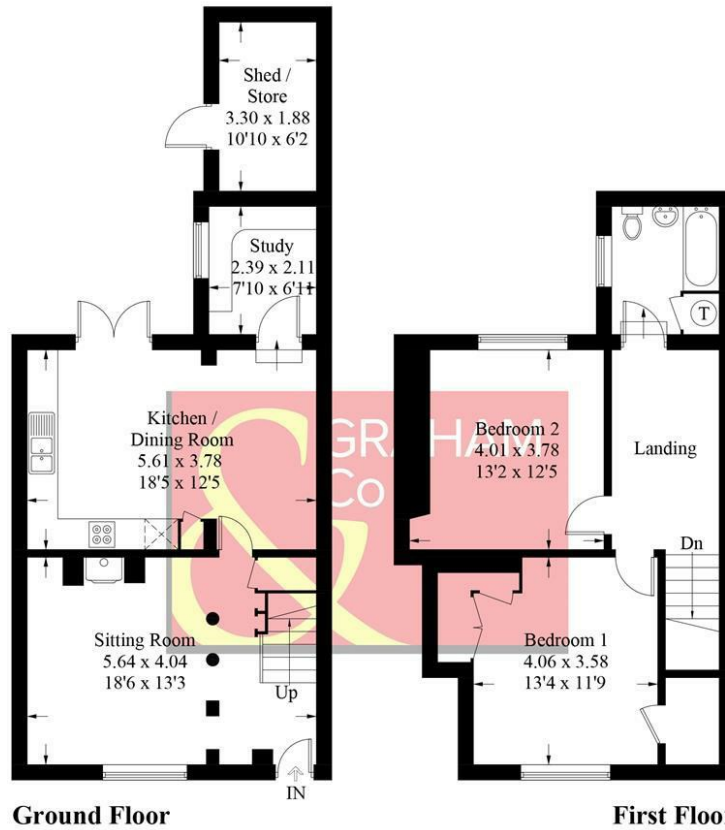


Thrupton lies to the west of Andover, and has a rural village community. Local amenities include The White Horse public house which offers good food and drink, parish church, primary school and the old telephone box is now a dedicated and well used library of donated books. The village green holds the 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.



Village Street, SP11

Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft
 Shed / Store = 6.4 sq m / 69 sq ft
 Total = 108.2 sq m / 1165 sq ft



Ground Floor

First Floor

PRODUCED FOR GRAHAM AND CO

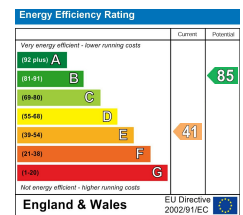
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1109153)

MORTGAGE ADVICE Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380

www.atmmortgages.com



Tax Band: D



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

01264 356500

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.