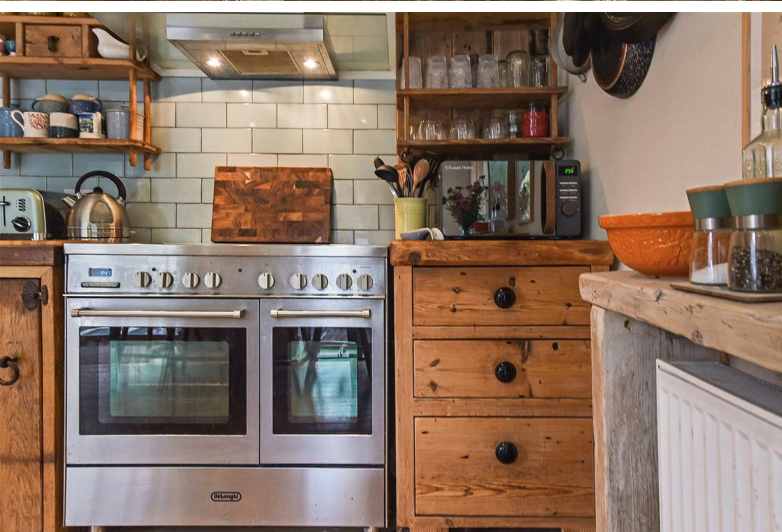




April Cottage Village Street, Thruxton, Andover, SP11 8NF
Asking Price £415,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Nestled in the heart of the picturesque village of Thruxton, on the western side of Andover, Hampshire, this charming three-bedroom cottage is a true gem, meticulously maintained and a testament to the owners' impeccable taste. The property boasts a blend of historic charm and modern convenience, with rendered cob elevations to the front and side, complemented by a later double-story brick extension to the rear, all under a traditional tiled roof. As you step through the central entrance door, you're welcomed into a delightful reception room, bathed in natural light from two front-facing windows and an additional window to the rear. The room exudes warmth and character, featuring stripped wood floorboards and an exposed brick fireplace with an inset wood-burning stove, perfect for cozy evenings. A door leads through to the kitchen dining room, a truly inviting space designed for both functionality and style. This area is adorned with rustic charm, from the country-style kitchen to the strip wood floors. Two sets of French doors open onto the southerly facing patio, creating a seamless flow between indoor and outdoor living. On the first floor, the cottage offers three beautifully appointed bedrooms, two of which are front-facing, with the third overlooking the rear garden. The stylish bathroom is a highlight, featuring a luxurious four-piece suite, blending modern fittings with timeless elegance. Externally, the property continues to impress with a southerly facing patio area perfect for alfresco dining, leading to a well-kept lawn and a further private seating area with decking and a shingled section. There is convenient side access where you'll find the external oil-fired boiler and a timber garden shed. The front garden, laid to lawn, provides a charming approach to the cottage, with a path leading directly from the village road to the welcoming entrance door. This beautifully presented cottage offers a rare opportunity to experience village life in Thruxton at its finest, combining period features with modern comforts in an idyllic setting.



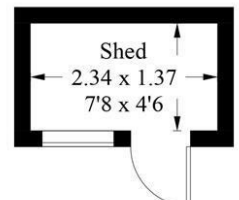
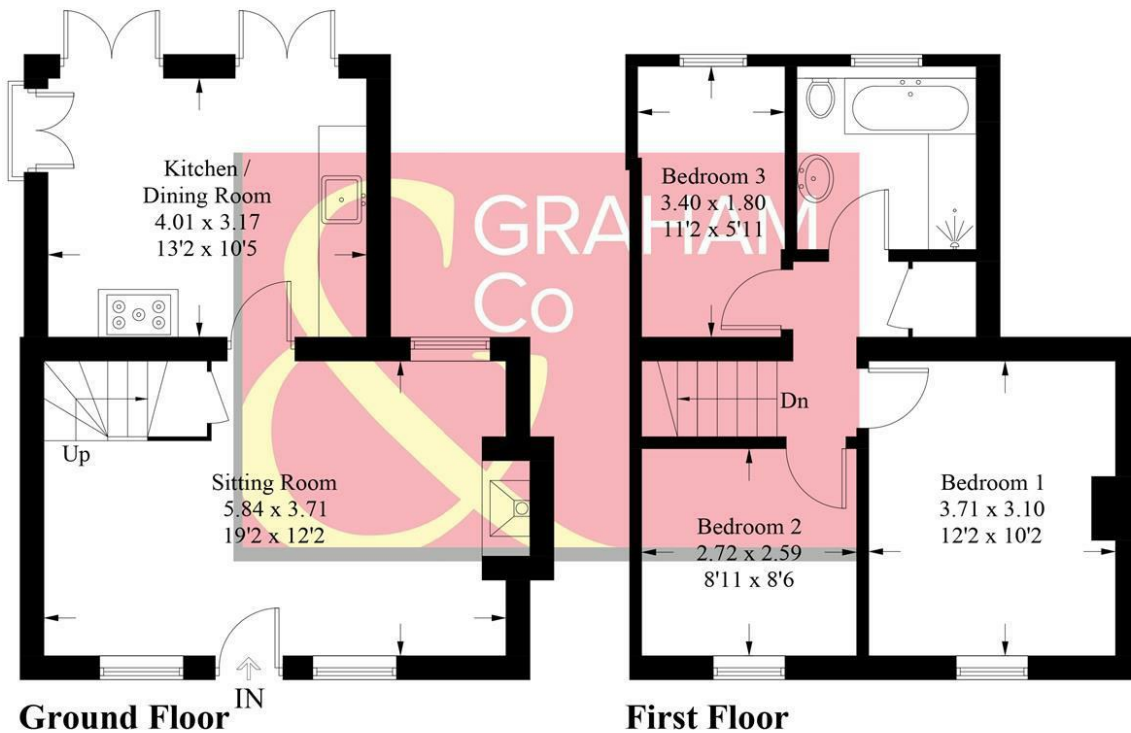


Thrxuton lies to the west of Andover, and has a rural village community. Local amenities include The White Horse public house which offers good food and drink, parish church, primary school and the old telephone box is now a dedicated and well used library of donated books. The village green holds the 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 = 74.3 sq m / 800 sq ft
 Shed = 3.2 sq m / 34 sq ft
 Total = 77.5 sq m / 834 sq ft



(Not Shown In Actual Location / Orientation)

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 (ID1113866)

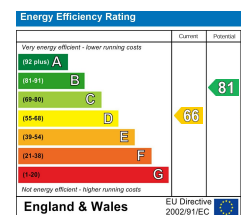
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