



Thruxton Down House , Thruxton Down, Andover, SP11 8PR
Guide Price £1,200,000



Thruxton Down House , Thruxton Down Andover, Guide Price £1,200,000

PROPERTY DESCRIPTION BY Mr Nick King

An exciting opportunity to convert a grand old building into a spectacular home.

Thruxton Down House occupies grounds of 2 acres and offers incredible flexibility and versatility to its future use.

Test Valley Borough Council [Reference 24/02778/PDMAN] gave notice on 23 January 2025 that prior approval is not required for change of use from the current commercial, business & service (Use Class E) to a dwelling (Use Class C3) - full details on request.

The current layout is configured for commercial purposes with multiple offices, but it would lend itself well to conversion as a residential dwelling, having been originally constructed as a house.

There are kitchen and bathroom facilities to the ground floor, with further bathroom amenities upstairs, including an effective ensuite bedroom. A cellar, currently operating as a plant room completes the accommodation.

The grounds extend to 2.03 acres, with a gated entrance and current parking arrangements for 30+ vehicles and EV charging facilities. An expansive lawn sprawls around the house, with several areas of mature woodland bordering the plot.

The property is sold with no onward chain.





Thruxton Down lies to the west of Andover, and has a rural village community. Local amenities in Thruxton include The White Horse public house, parish church and primary school. 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 educational establishments in neighboring towns and cities.



Thrupton Down, SP11

Approximate Gross Internal Area (Including Boiler Room) = 633.7 sq m / 6821 sq ft
 Cellar = 44.2 sq m / 476 sq ft
 Shed = 17.8 sq m / 191 sq ft
 Total = 695.7 sq m / 7488 sq ft



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 (ID1166152)

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E (49-54)		
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G (35-40)		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Tax Band:



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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.

