

6 Lambourne Way, Thruxton, Andover, SP11 8NE  
Guide Price £625,000



## 6 Lambourne Way, Thruxton Andover, Guide Price £625,000

### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a well designed four bedroom detached family home ideally positioned on a large private corner plot measuring approximately 0.25 of an acre. extended and remodeled by the current owners, the accommodation comprises a spacious entrance hall and two double bedrooms including the master which benefits from a walk in dresser and en suite shower room. Upstairs to the first floor there is a cloakroom, family bathroom, two bedrooms and a dressing room/bedroom 5. the second floor occupies the main living space of the property including a large open plan living room with multi fuel stove and dining room with balcony having a lovely south facing view over the village. From the dining area is a modern fitted kitchen. Outside there is a large garden ideal for a family with a summer house and storage. To the front there is a secluded driveway capable of housing multiple vehicles and a double garage with electric and water. Agents notes: As Thruxton village has no gas supply the owners have installed a Mitsubishi Air source heat pump.



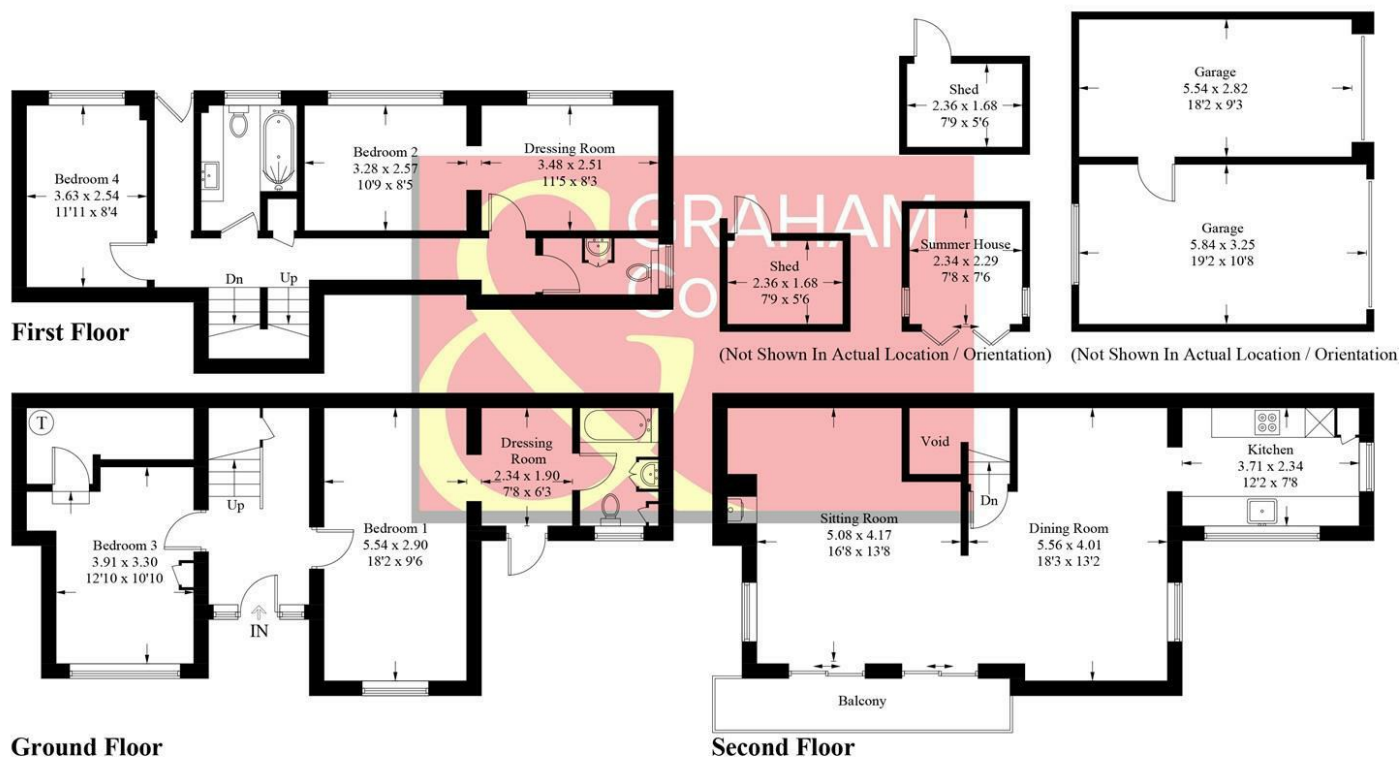


Thrupton lies to the west of Andover, and has a rural village community. Local amenities include The White Horse public house which offers good food and drink, parish church, primary school and the old telephone box is now a dedicated and well used library of donated books. The village green holds the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



## Lambourne Way, SP11

Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft  
Outbuildings = 48.9 sq m / 526 sq ft  
Total = 207.6 sq m / 2234 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 (ID1128285)

### MORTGAGE ADVICE

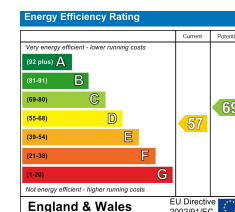
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

