



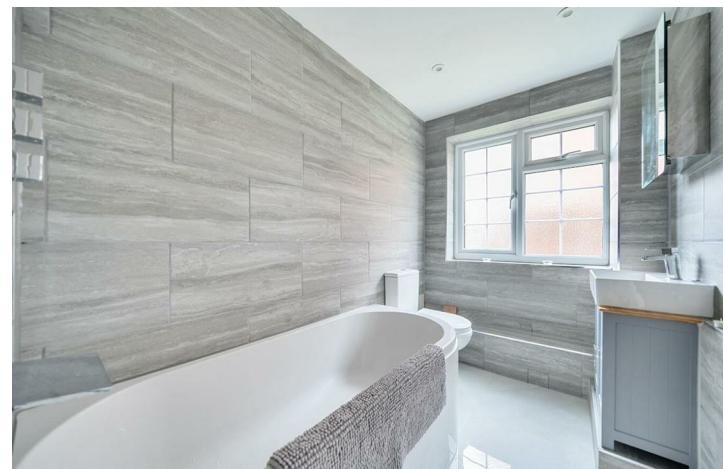
21 Lambourne Close, Thruxtion, Andover, SP11 8LS
Offers In Excess Of £550,000

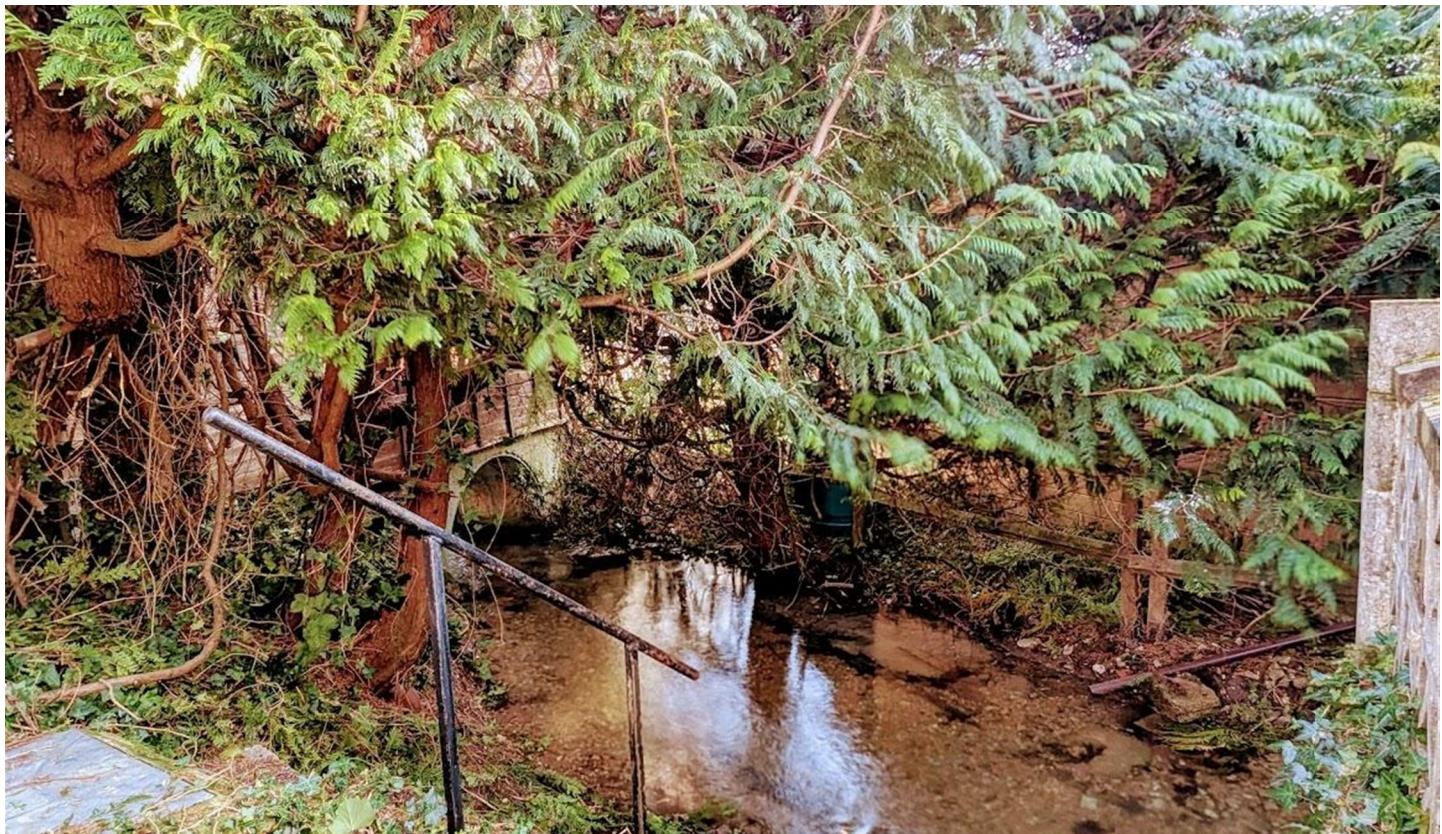


21 Lambourne Close, Thruxtion Andover, Offers In Excess Of £550,000

PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the sought after village of Thruxtion to the west side of Andover, Graham & Co are delighted to bring to the market this spacious and well presented four bedroom detached bungalow. The property itself has been extensivily upgraded and benfits from an open plan fitted kitchen leading to dining area and living room, four double bedrooms with two having en-suite shower rooms and family bathroom, central heating and double glazing. The gardens are of good size and well landscaped having stream at rear , double garage and large driveway.





Thruxtion 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 Close, Thruxton, Andover, SP11

Approximate Area = 1758 sq ft / 163.3 sq m

For identification only - Not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		79	64
England & Wales			

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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.