



2 Brookside Cottages Village Street, Thruxtion, SP11 8LY
Guide Price £425,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Positioned in the sought after and picturesque village of Thruxtion. Graham & Co are delighted to bring to the market this pretty two bedroom character cottage. The cottage itself benefits from an entrance hall with cloakroom and WC, Kitchen and breakfast/dining room, lounge with fireplace which opens into a beautiful and light garden/family room.

To the first floor there are two bedrooms and modern shower room with the master boasting great views and space. The property also benefits from oil central heating, double glazing and a boiler being recently fitted. Outside there is permit parking for two cars and to the rear of the property there is a great sized garden, with a lovely summer house fully supplied with power light and plumbing.



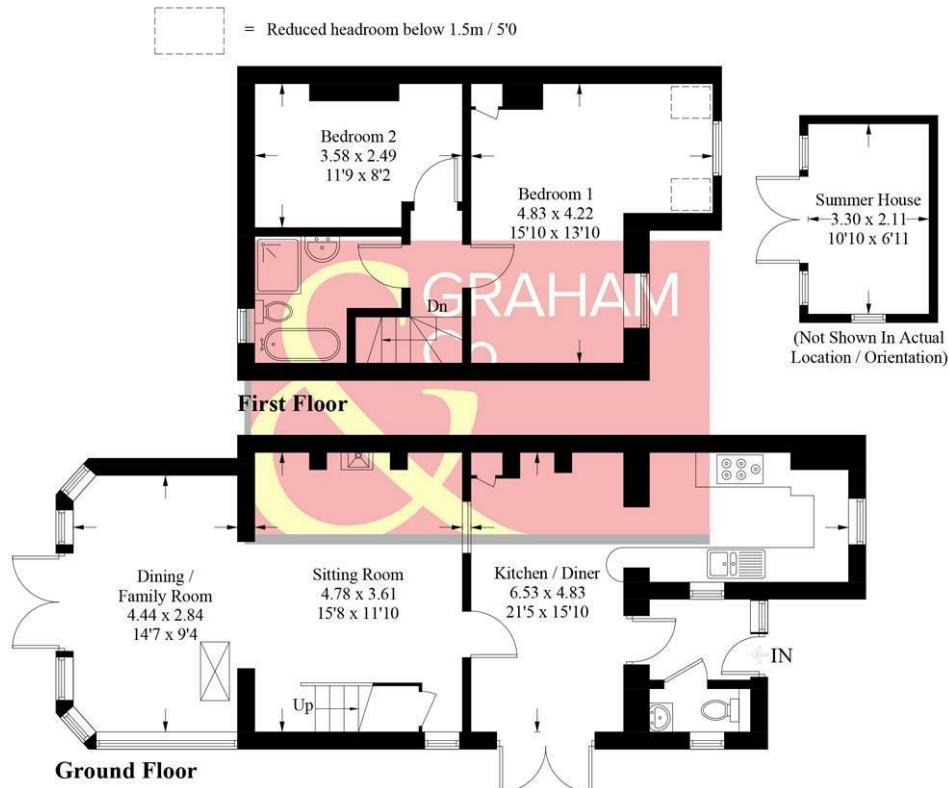


Thruxtion is a pretty village in the Test Valley, to the west of Andover. The village has an attractive village green, village hall, local public house and in close proximity to Rosebourne garden centre. The nearby town of Andover has a range of amenities including a Waitrose and there is a mainline railway station to London Waterloo. The Cathedral cities of Winchester and Salisbury provide further shops, restaurants and leisure facilities. Schools include Kimpton, Thruxtion & Fyfield Primary School and Harrow Way Secondary School are the catchment area schools. There is a good range of preparatory schools in the area such as Farleigh at Red Rice, Norman Court at West Tytherley and Rookwood in Andover, along with Bishops Wordsworth Grammar School and Godolphin School in Salisbury, Dauntsey's near Devizes, Winchester College for boys and St Swithun's for girls.



Village Street, SP11

Approximate Gross Internal Area = 94.5 sq m / 1017 sq ft
 Summer House = 6.9 sq m / 74 sq ft
 Total = 101.4 sq m / 1091 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 (ID1055708)

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(58-68) D	56
(39-57) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Tax Band: D



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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.