



27 Stanbury Road, Thruxtion, SP11 8NS
Asking Price £400,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Beautifully Presented 3-Bedroom Semi-Detached Home with Countryside Views – Thruxtion Village

Located in the desirable village of Thruxtion, this charming three-bedroom semi-detached house offers stunning open views to the rear, a generous garden, and excellent living space throughout. The property is in lovely condition and features a light-filled open-plan kitchen/dining room with windows to the front and side, plus French doors opening onto the rear garden. The dual-aspect sitting room enjoys a cosy log-burning stove, while a downstairs cloakroom offers additional convenience with space and plumbing for a washing machine. Upstairs are three bright and comfortable bedrooms, along with a stylish and well-designed four-piece family bathroom. To the rear, the good-sized garden backs onto open land and includes a fully insulated garden office, an insulated shed, and a further storage shed. The front garden offers ample driveway parking. This is a fantastic opportunity to enjoy peaceful village living with modern comforts and superb outdoor space—ideal for families, professionals, or anyone looking for a countryside retreat with easy access to amenities.





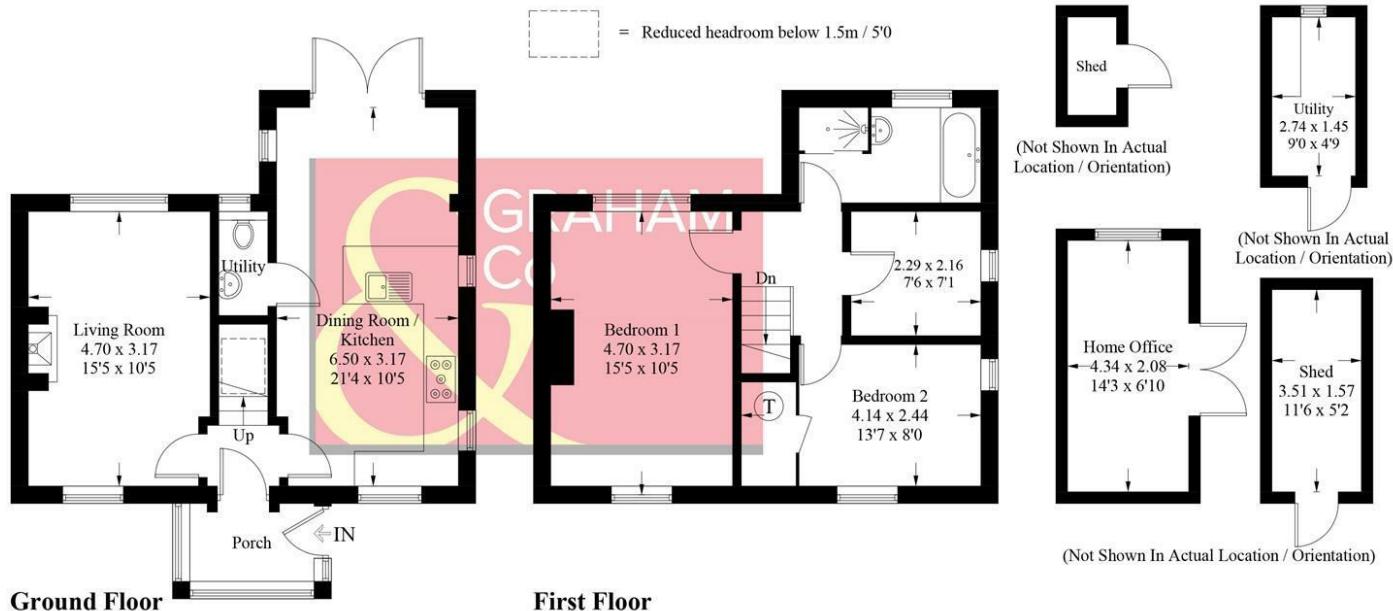
Thruxton

Thruxton 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.



Stanbury Road, SP11

Approximate Gross Internal Area = 86.1 sq m / 927 sq ft
 Outbuildings = 20.0 sq m / 215 sq ft
 Total = 106.1 sq m / 1142 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 (ID1187560)

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Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(58-68) D			62
(39-57) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

EU Directive 2002/91/EC

Tax Band: C



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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.