



Chalkhill Village Street, Thruxtion, SP11 8NQ
Guide Price £639,995



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Nestled in the picturesque village of Thruxtion, this charming character cottage, formerly two separate dwellings, has been meticulously renovated and converted into a spacious single residence. Combining traditional charm with modern amenities, this property offers the perfect blend of comfort and style. Upon entering, you are greeted by a warm and inviting entrance hall, complete with stairs leading to the first floor. The dining hall seamlessly connects to the vaulted ceiling kitchen breakfast room, creating a fluid space perfect for entertaining. The kitchen features tasteful Shaker-style units, solid worktops, and space for a range cooker. Double doors open out to a sunken patio seating area, ideal for alfresco dining. Adjacent to the kitchen is a utility/boot room with a convenient door to the side of the property and a useful downstairs toilet. At the other end of the kitchen, you will find a cozy sitting room with a fitted log-burning stove and a second staircase leading to the principal bedroom. This principal bedroom boasts an en-suite shower room and a walk-in wardrobe for ample storage. The remaining two double bedrooms, accessible via the stairs from the entrance hall, offer comfort and space. There is also the option to convert the walk-in storage of the second bedroom into an additional en-suite if required. The family bathroom serves these two bedrooms. Externally, the southerly facing rear garden is perfect for enjoying the sun throughout the day. An external home office, fitted with power and light, provides an ideal workspace or extra relaxing space. Both the front and rear gardens feature a variety of mature plants, shrub borders, and beds, adding to the cottage's charm. The detached garage/workshop is generously sized with a divided store and second-floor storage. Discreet photovoltaic panels on the roof enhance energy efficiency. Off-road parking is available at the front of the garage and the rear of the garden. The sunken patio seating area abuts the rear of the house and includes an inbuilt fireplace, perfect for cozy evenings outdoors. This exceptional property in Thruxtion offers a rare opportunity to own a spacious, beautifully renovated cottage with a perfect blend of historical character and modern convenience. Ideal for families and professionals alike, this home provides ample space, comfort, and the charm of village life. Don't miss the chance to make this dream property your own.



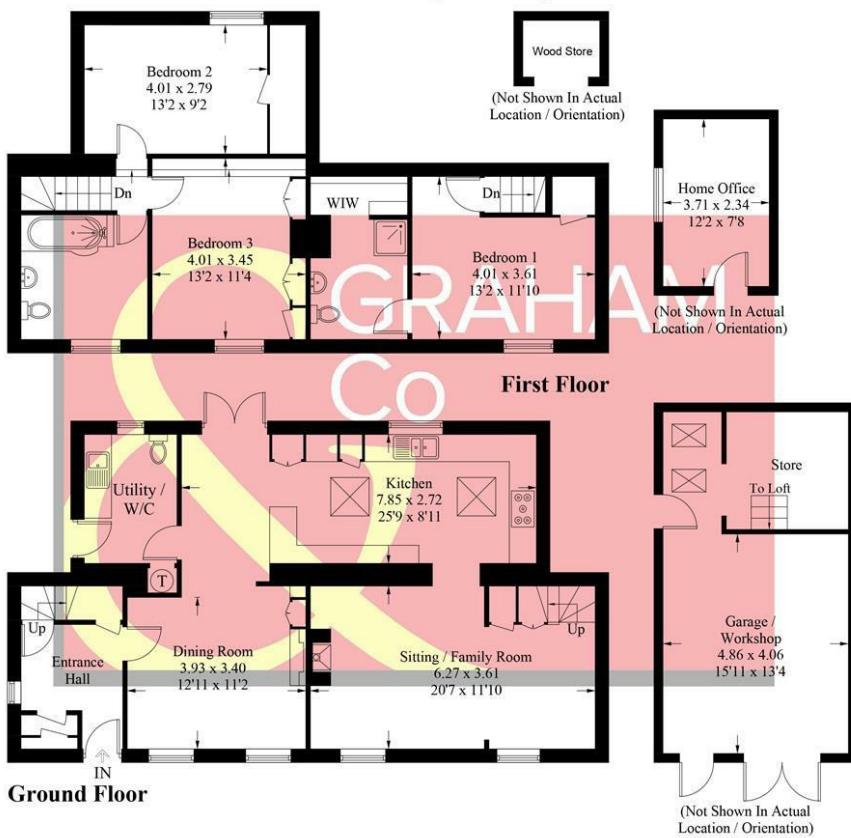


Thruxtion lies to the west of Andover, and has a rural village community. Local amenities include The White Horse public house which offers good food and drink, parish church, primary school and the old telephone box is now a dedicated and well used library of donated books. The village green holds the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



Village Street, SP11

Approximate Gross Internal Area = 141.7 sq m / 1525 sq ft
 Outbuildings = 41.8 sq m / 450 sq ft
 Total = 183.5 sq m / 1975 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 (ID1091784)

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	Current Potential
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(58-68) D	61
(39-57) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Tax Band: E



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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.