



21 STANBURY CLOSE
THRUXTON, ANDOVER

EVANS & PARTRIDGE















21 STANBURY CLOSE, THRUXTON, ANDOVER, HAMPSHIRE, SP11 8QD

A DETACHED SINGLE STOREY FAMILY HOME THAT HAS BEEN TASTEFULLY MODERNISED TO A HIGH STANDARD FEATURING IMPRESSIVE OPEN PLAN LIVING AND A LARGE ENTERTAINING SUN-DECK AREA OPENING ONTO THE MAIN GARDEN BACKING ONTO FARMLAND, SITUATED AT THE END OF AN ESTABLISHED CLOSE ON THE EDGE OF THE VILLAGE

**RECEPTION HALL, OPEN PLAN LIVING / DINING AREA WITH ADJOINING KITCHEN / BREAKFAST ROOM
UTILITY ROOM, INNER HALL, CLOAKROOM
PRINCIPAL BEDROOM WITH LUXURY EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, FAMILY BATHROOM
LARGE SUMMERHOUSE WITH BIKE STORE, SUBSTANTIAL DECKED AREA FOR ENTERTAINING
GENEROUS PARKING, WELL ENCLOSED GARDEN**

OFFERS INVITED AROUND: £595,000 Freehold

DESCRIPTION

An extremely well-presented detached property that has been completely modernised by the present owners. The stylish accommodation includes a generous entrance/reception hall, a superb spacious triple aspect living area comprising living room with log-burning stove, central dining area and well-appointed kitchen with integrated appliances and quartz worktops. There is also an adjoining utility. The bedrooms all lie off a separate hall, the main bedroom is a good size and has an excellent en suite shower room, whilst the three remaining bedrooms all share the modern family bathroom. Outside the property has the benefit of generous off road parking and a good size garden with a summerhouse and garden store, as well as a large raised sun deck, ideal for entertaining.

LOCATION

The property is situated at the end of a close of detached properties on the edge of the village of Thrupton which offers everyday amenities within walking distance including a primary school, a public house and village hall. The Hilliers Garden Centre complex and Restaurant is also only a short distance away. Andover, some 4 miles away, provides a comprehensive range of shopping, educational and recreational facilities, as well as a mainline railway station offering fast services to Waterloo. (There is also a mainline railway station in the neighbouring village of Grateley). The A303 is close at hand allowing convenient access to London and the West Country and the cathedral cities of Salisbury and Winchester are both within a half hour's drive.

ACCOMMODATION

Entrance

Outside lantern style light. Composite door with full height window to side into:

Large Reception Hall

Oak effect flooring. LED down lighters. Loft hatch. Opening to inner hallway. Two further openings into:

Living / Dining Area	(Spacious open plan triple aspect with adjoining kitchen/breakfast room) LIVING AREA: (Spacious dual aspect reception area) Open fireplace housing a rolled steel log burning stove on porcelain tiled hearth, decorative panel effect to walls. Window to front aspect. Full height glazed panel to side aspect. Oak effect flooring. LED down lighters. DINING AREA: Ample space for long table with two pendant light points above. Oak effect flooring. Quartz topped bar area with similar upstand, integrated drinks fridge and drawers, cupboards above. Sliding patio door and window to side opening onto decked entertaining area and main garden. Quartz topped breakfast bar divides dining area and kitchen.
Kitchen / Breakfast Room	(Well appointed) Stainless steel twin bowl sink unit with Quooker mixer tap/instant boiling water tap and polished quartz drainer. Extensive polished quartz work surfaces with similar upstand and breakfast bar. Eye level Siemens microwave with traditional oven/grill beneath, warming drawer below. Fridge and larder freezer. Full height larder/pantry. Integrated dishwasher. Oak effect flooring. LED down lighters. Windows to rear and side aspect. Panel door into:
Utility Room	(Well appointed) Polished quartz work surfaces with similar upstand. Inset stainless steel sink with mixer tap, cupboards below and above. Recess and plumbing for washing machine. Space for dryer. Broom cupboard. Oak effect flooring. LED down lighters. Half glazed door to rear garden.
Inner Hall	LED down lighters. Natural light well. Oak effect flooring. Double doors into cupboard housing lagged copper cylinder with immersion and shelving. Panel doors to:
Principal Bedroom	(Large double bedroom) Window to front aspect. Pendant light point. Sliding mirror fronted storage the full width of the room.
Luxury En Suite Shower Room	Contemporary white suite comprising basin on quartz stand with mixer tap, cupboard beneath, porcelain tiled splash back and electric mirror with light above. Low level WC with concealed cistern. Glass screen and opening into wet area with shower and porcelain tiled walls. Towel radiators. Marble effect porcelain tiled floor. Part tiled walls. Window with tiled sill to front aspect. Extractor Fan. LED down lighters.
Bedroom Two	(Double bedroom) Window to rear aspect with view over the garden and towards farmland. Ceiling light point.
Bedroom Three	(Dual aspect double bedroom) Windows to rear and side aspect. Built-in wardrobe cupboard. Pendant light point.
Bedroom Four / Study	(Single bedroom) Window to side aspect. Ceiling light point. Oak effect flooring.
Family Bathroom	White suite comprising pedestal wash hand basin with mixer tap and low level WC to side. Panelled double ended bath with mixer tap and Grohe wall mounted shower. Porcelain tiled surround and glass screen. Porcelain tiled floor and part tiled walls. Mirror. Obscure glazed window. LED down lighters. Extractor fan. Towel radiator.
OUTSIDE	Open access of the close onto a tarmac/block paved approach and substantial brick edged Cotswold stone driveway providing comprehensive parking. Small area of front garden laid to lawn with border, well screened on all boundaries by tall laurel hedging. Path with log store and paved bin area to side of property leads round into:
Main Garden	This extends to the rear and side of the property and is laid to lawn, all well enclosed by timber fencing and mixed hedging backing onto farmland. Apple tree. Oil tank. LARGE SUMMERHOUSE: Light and power connected. Bike store at one end. SUBSTANTIAL COMPOSITE DECKED AREA: Partly covered by a pergola and ideal for entertaining and accessed from the living area, enclosed by raised borders with topiary buxus bushes. Outside lighting.

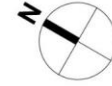
Services	Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP11 8QD
Council Tax Band	E

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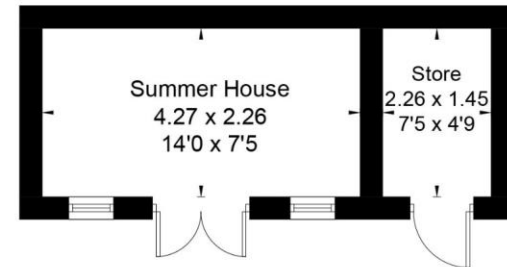
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Approximate Floor Area = 147.2 sq m / 1585 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

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Energy Efficiency Rating		Current	Potential
Better energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		78
(49-54)	E		
(45-48)	F	63	
(1-44)	G		
Bad energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	