



**FELLOW HOUSE, 15 LAMBOURNE WAY**  
**THRUXTON, ANDOVER**

**EVANS & PARTRIDGE**





























# FELLOW HOUSE, 15 LAMBOURNE WAY, THRUXTON, ANDOVER, HAMPSHIRE SP11 8NE

A BEAUTIFULLY PRESENTED AND WELL APPOINTED EXTENDED DETACHED FAMILY HOUSE WITH LANDSCAPED GARDEN  
BORDERING THE PILLHILL BROOK STREAM WITHIN A WELL ESTABLISHED CLOSE

ENTRANCE HALL AND GROUND FLOOR SHOWER ROOM / WC  
SITTING ROOM WITH FIREPLACE - LARGE LIVING / GARDEN ROOM - STUDY / PLAY ROOM  
OPEN PLAN KITCHEN / BREAKFAST ROOM WITH GRANITE TOPS AND INTEGRAL APPLIANCES  
TWO EXCELLENT EN SUITE BEDROOMS - TWO FURTHER BEDROOMS - MAIN BATHROOM  
DRIVEWAY - GARAGE / WORKSHOP - CARPORT - SUMMERHOUSE / GYM  
BEAUTIFULLY LANDSCAPED SURROUNDING GARDENS

**OFFERS INVITED AROUND: £675,000 Freehold**

## **DESCRIPTION**

A modern detached family house that has been cleverly extended to provide excellent light and airy accommodation with a stylish finish. There are three separate reception rooms, a good sized kitchen / breakfast room, four bedrooms (two en suite) and family bathroom.

## **LOCATION**

This property is situated in Thruxton which offers everyday amenities including a primary school, a public house and a village hall. Hilliers Garden Centre is in walking distance which incorporates a large farm shop, butchers, deli and restaurant. Andover, some four miles away, provides a comprehensive range of shopping, educational and recreational facilities, as well as a mainline railway station offering fast services to Waterloo. 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**

### **Approach**

Block edged path and patterned porcelain tiled approach to entrance. Lantern style lights (not in use) to either side of part obscure glazed door with similar panels to either side into:

### **Entrance Hall**

Ceramic tiled flooring. Two tall casement windows to either side aspect. Numerous coat hooks. Wall and ceiling light points. Low benches in alcove to either side. Small pane glazed door into:

### **Reception Hall**

Staircase with exposed balustrade to one side rising to the first floor. Low door to understairs hall cupboard. Limed oak effect flooring. LED spotlights. Panelled doors to sitting room, study/playroom and shower room. Further glazed door into open plan kitchen/breakfast room.



<b>Shower Room</b>	Well appointed. White wash hand basin on navy wash stand with cupboards and drawer beneath. Display sills to either side and low level WC with concealed cistern, tiled splashback and bevel edged mirror above. Patterned ceramic tiled flooring. Walk-in wet area with overhead and handheld shower attachments. High level towel radiator. LED downlighters and extractor fan.
<b>Sitting Room</b>	Centering on an attractive open fireplace housing a steel log burning stove standing on a raised granite hearth with limestone mantelpiece. Bay window to front aspect with deep display sill and oak effect flooring. Mitsubishi air conditioning unit. Wall lights. Oak framed wide glazed double doors into:
<b>Living / Garden Room</b>	An excellent spacious light and airy L-shaped main living area; featuring high profile ceilings with four Velux skylights, electrically controlled, with surrounding LED spotlights. Mitsubishi air conditioning unit. Limed oak flooring throughout. Comprehensive range of book and display shelving to one wall extending above the double doors. Three full height casement windows to side aspect. Double window to front aspect and two sets of folding aluminium framed folding doors to rear aspect opening onto the main terrace, enjoying views over the main garden. Glazed door leading into:
<b>Open Plan Kitchen / Breakfast Room</b>	Spacious and well appointed. Extensive polished granite work surfaces including a large, wide, central peninsular unit. Inset 1½ bowl sink unit with polished granite drainer, instant boiling water tap and further mixer tap with handheld jet. To one side there is an integral dishwasher and cupboards and drawers. To the opposite side an integrated washing machine, undercounter wine fridge and recycling area. A further extensive range of high and low level cupboards and drawers including a dresser style unit with deep pan drawers and high level glazed china display cabinets. Integrated Hotpoint oven with grill. Hotpoint combination oven above and eye level integrated Hotpoint coffee machine. High quality Smeg range, two large ovens, separate grill and five ring induction hob, glass splashback, contemporary extractor fan with light over. Space for small larder fridge and tall larder freezer. Ceramic tiled flooring throughout. Space for breakfast table. Aluminium framed folding glazed doors opening onto the terrace and main garden. Further full height larder and pantry cupboards. Broom cupboard to one alcove. LED downlighters throughout with contemporary central light over the peninsular.
<b>Study / Play Room</b>	Large windows to the front aspect. Contemporary ceiling light and limed oak effect flooring.
<b><u>First Floor</u></b>	
<b>Central landing</b>	Limed oak effect flooring. Loft hatch and multiple ceiling light points. Double doors conceal deep cupboard housing pressurised hot water cylinder, expansion tank and slatted shelf above. Panelled doors leading to:
<b>Principal Bedroom Suite</b>	An impressive double bedroom with high vaulted ceiling. Central contemporary light and large Velux skylight. Glazed double doors and Juliet balcony to the rear aspect enjoying views over the main garden and Pill Hill Brook. Herringbone Limed oak flooring. Sliding mirror fronted doors conceal a double wardrobe with further storage above. Pocket door conceals:
<b>En Suite</b>	Well appointed. Marble topped wash stand with raised circular basin, corner mixer tap, double cupboard beneath, tiled splashback and electric circular mirror above. Low level WC with concealed cistern. Walk-in fully tiled wet area with contemporary curved mixer shower with overhead handheld and massaging jets. High profile ceiling with Velux skylight. Further obscure glazed window to rear aspect. Tiled flooring. Towel radiator, downlighters and extractor fan.
<b>Bedroom Suite 2</b>	Double bedroom. Window to the front aspect. Limed oak effect flooring. Contemporary ceiling light point. Mirror fronted sliding doors into deep wardrobes and door into:
<b>Luxury En Suite</b>	Polished granite topped floating wash stand with curved drawers and cupboard beneath. Raised oval basin with mixer tap and tiled splashback. Walk-in central wet area with deep tiled seats to either side and central mixer shower with overhead and handheld attachments. Further L-shaped granite topped storage. Ceramic tiled flooring. Low level WC with concealed cistern. Velux skylight, LED downlighters, extractor fan and underfloor heating.



<b>Bedroom 3</b>	Double bedroom. Window to front aspect. Limed oak effect flooring. A range of high level cupboards. Corner display shelving. Mitsubishi air conditioning unit. Archway and door leading through to:
<b>Bedroom 4</b>	Currently used as a dressing room but a potential single sized bedroom. Wide window to the front aspect. Limed oak effect flooring. Ceiling light points and sliding doors concealing triple wardrobe.
<b>Family Bathroom</b>	White suite. Square ceramic basin on washstand with double cupboard beneath. Mixer tap above. Low level WC with concealed cistern. Mirror fronted cabinet over. P-shaped bath with fully tiled surround, mixer tap/handheld shower attachment with overhead mount and glass shower screen. Patterned ceramic tiled flooring. Floor to ceiling tiled walls. High obscure glazed picture window with tiled sill. Ceiling light point and chrome towel radiator.
<b><u>Outside</u></b>	
<b>Front</b>	Wide access off close onto a generous block edged tarmac driveway providing plenty of parking and access to the garage, carport and front entrance. Colourful well stocked borders to either side of the driveway.
<b>Front Garden</b>	Level and laid to lawn with inset shrubs, Lavender and herbaceous borders enclosed to the front by timber fencing with trellis above.
<b>Garage</b>	Electric remote operated roller door to front. Light and power connected. Worcester gas fired wall hung boiler. Boarded loft area for storage.
<b>Carport</b>	On white washed metal posts with five bar gate at front. Large water butt to one side and timber garden shed at rear.
<b>Main Garden</b>	A stunning feature of the property; wrapping round one side and the rear of the main house including a patterned porcelain tiled terrace, providing a choice of entertaining and barbeque areas. L-shaped, level lawn screened to the side by a long curved brick wall with trellis and climbing plants above. Well stocked and colourful herbaceous borders full of flowers, plants, shrubs and roses. Pergola with Wisteria. Apple tree. To the corner boundary there is a sandstone terraced area with some raised beds and a timber clad summerhouse/home office with double glazed windows on two aspects and central glazed double doors, with light and power connected, an ideal home office, gym or relaxation area. Greenhouse and kitchen/garden area with additional raised beds and covered space for barbeque. To the rear boundary is a rockery drop that slopes down to the Pillhill Brook, a crystal clear stream.
<b>Services</b>	Mains electricity, water, drainage and gas. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP11 8NE
<b>Council Tax</b>	D

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

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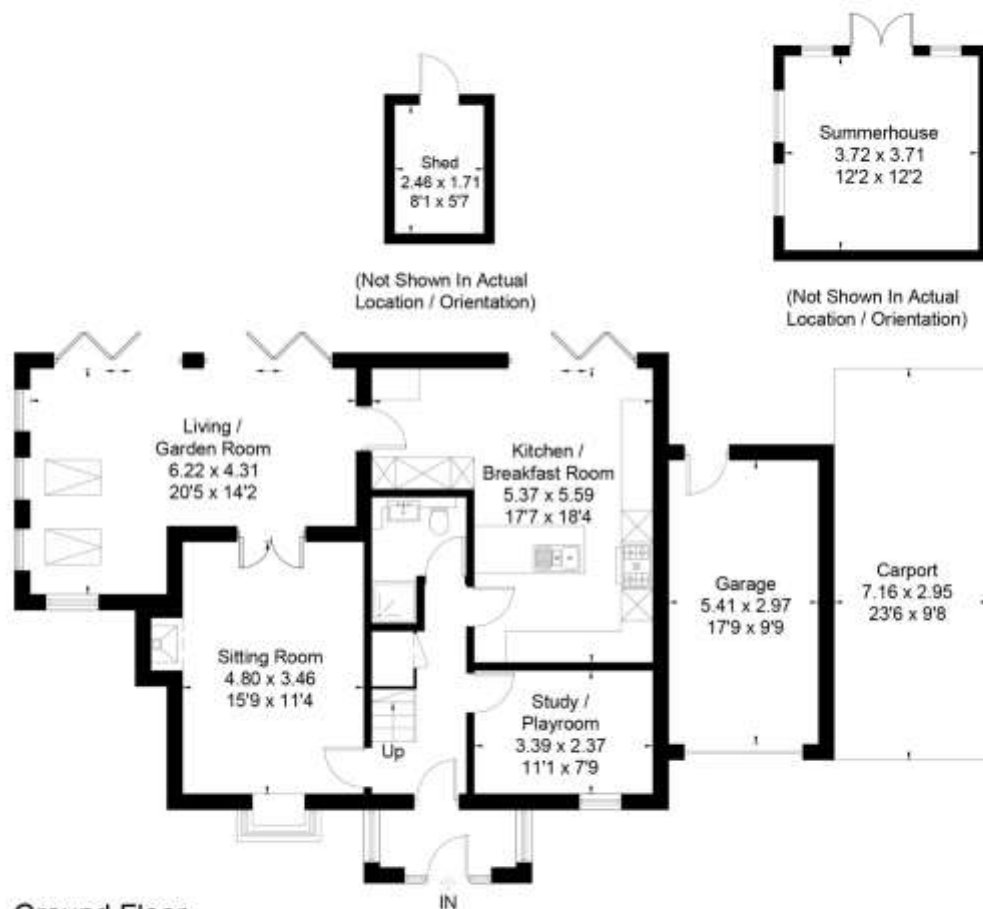
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Approximate Floor Area = 159.3 sq m / 1715 sq ft  
 Outbuildings / Garage = 33.8 sq m / 364 sq ft  
 Total = 193.1 sq m / 2079 sq ft (Excluding Shed)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #89764