

**4 RACEDOWN COTTAGES
THRUXTON DOWN, HAMPSHIRE**



EVANS & PARTRIDGE















4 RACEDOWN COTTAGES, THRUXTON DOWN, ANDOVER, HAMPSHIRE, SP11 8PP

A SEMI DETACHED FOUR BEDROOM CHARACTER FAMILY HOME SET IN JUST OVER HALF AN ACRE OF GARDEN WITH OPEN FAR REACHING COUNTRYSIDE VIEWS IN A RURAL SETTING WITH EXCELLENT ROAD AND RAIL LINKS TO LONDON AND THE WEST COUNTRY.

**SPECTACULAR FAR REACHING VIEWS
IN EXCESS OF HALF AN ACRE PLOT
WELL PRESENTED FAMILY ACCOMMODATION
OPEN PLAN KITCHEN
FOUR BEDROOMS - ONE EN-SUITE
DOUBLE GARAGE
SUPER-FAST BROADBAND**

OFFERS INVITED AROUND: £745,000 Freehold

DESCRIPTION

An extended semi-detached family home, only partially linked to the neighbouring property. This un-listed period house benefits from double glazing and oil central heating. Constructed of smooth rendered elevations beneath a thatched roof. Standing in a large half-acre plot with an extensive garden the property enjoys superb far-reaching views across farmland and countryside to the north. The accommodation is well presented and includes: porch, inner hall, sitting room with inglenook fireplace incorporating a log-burner, open-plan kitchen/dining room, garden room, study, utility and cloakroom. The first floor offers four bedrooms, one en suite, also a family bathroom. Outside the property benefits from an extensive gated driveway with ample parking and double garage.

LOCATION

Thruyton Down, a rural hamlet just west of Thruyton Village which offers a primary school, parish church and The White Horse pub, with a refurbished hall at the heart of village life. Hilliers Garden Centre is approximately two miles away offering a large farm shop, butchers, deli and restaurant. East Cholderton has a popular microbrewery and tap room. The school catchment is Ampport offering a highly regarded primary school within a short drive.

ACCOMMODATION

Overview

An exceptionally well-presented, link detached thatched cottage, with whitewashed rendered elevations beneath a traditional thatched roof providing period charm with modern comforts, this delightful home has been extensively updated by the current owners and now features recently replaced double glazing throughout and benefits from oil fired central heating, and well-appointed accommodation throughout. The property offers far reaching panoramic views across open countryside, a large garden in excess of half of one acre, ample off-road parking, double garage, and a wealth of character features including exposed beams, deep window sills, inglenook fireplace, and bespoke joinery.

Approach	A gravelled driveway leads through double timber gates with brick piers, offering ample parking for multiple vehicles. Low decorative brick walls and well-stocked borders with established shrubs frame the entrance beautifully. Lantern-lit entrance with traditional staple door with decorative glazed panel. Leading into:
Entrance Porch	Pendant lighting and windows to both aspects. Engineered oak flooring. Built in Seat box storage and access to the inner hallway.
Inner Hall	Solid Oak flooring, LED downlighters, staircase and glazed door leading into:
Sitting Room	A spacious and inviting room with two front-facing windows featuring deep sills. Solid Oak flooring, LED downlighters Inglenook-style fireplace with exposed brick surround, roll-top log burning stove on raised brick hearth, with decorative timber mantelpiece. Exposed ceiling beams, decorative arched recess, under-stairs storage cupboard, and window to side aspect with deep sill. Glazed door leading into:
Inner Hallway	Solid Oak flooring, exposed beams, and LED downlighters. Doors to: study, utility and archway into: Kitchen
Study	Solid Oak flooring, LED downlighters, exposed beams, picture window providing views of the open countryside.
Utility and Cloakroom	Obscured glazed window, LED downlighters, ceramic tiled floor, tongue-and-groove panelling roll top work surfaces, Grant oil-fired boiler. Recess and plumbing for a washing machine and dryer. White suite includes a washbasin, low level WC, and tiled splashbacks.
Kitchen / Dining Room	Fitted with a range of high and low level white units, quartz work surfaces, Carron Phoenix sink and drainer, drinking water tap, water softener, glass-fronted display cabinets with integral lighting. Integrated appliances include: Bosch dishwasher, Bosch combination microwave, CDA coffee machine, Hotpoint fridge drawers, plus an additional undercounter integrated fridge and freezer. Neff fan oven with five ring induction hob and extractor hood in recess, water softner. tiled flooring, exposed beams, under-counter and kickboard lighting. Doors leading to:
Garden Room	Accessed via double glazed doors, double glazed elevations standing on brick plinths beneath a vaulted hipped and insulated roof. Roof sky light, Indian slate flooring and display shelves. Enjoys fantastic panoramic countryside views. French doors open onto an enclosed rear terrace.
First Floor	Staircase with handrail leads to interesting split level L shaped landing, windows to both aspects with deep sills provide natural light and views over the garden. Decorative glazed panel exposing wattle and daub framework LED downlighters and wall mounted lighting. Doors lead to four bedrooms and the family bathroom.
Principal Bedroom	Spacious double bedroom with exposed beams, windows to front aspect, built-in storage to either side of the inglenook chimney, LED downlighters.
En suite shower room	Large walk-in shower with Aqualisa digital quartz controls, sliding glazed shower screens, tiled splashbacks, tiled flooring, under floor heating, chrome heated towel rail, obscure glazed window. White suite comprises of pedestal handwash basin with mirrored vanity cupboard over, downlighters and shaving point, low level WC.
Bedroom 2	Double bedroom with large picture window enjoys spectacular views overlooking the rear garden and countryside beyond. Exposed beams ceiling mounted spot lights.

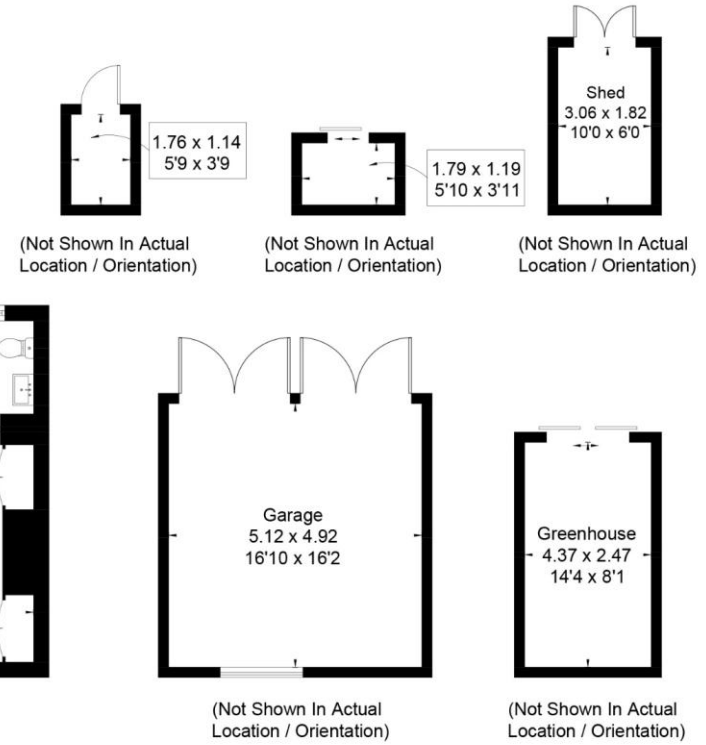
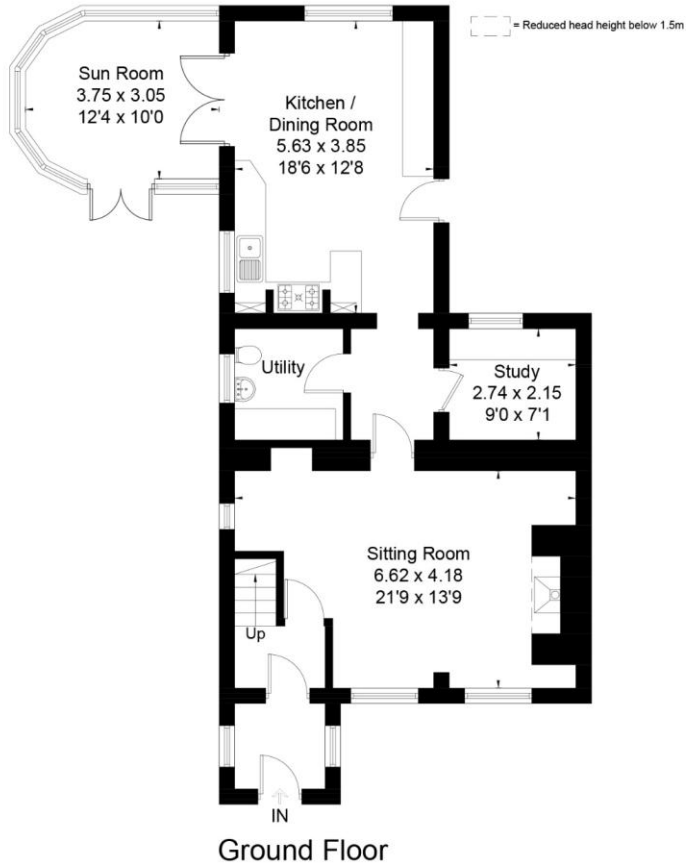
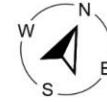
Bedroom 3	Double bedroom with Picture window to side aspect ceiling mounted spotlights, exposed beams, wood effect flooring.
Bedroom 4	Windows to two aspects with recessed deep sills, built-in display shelving, exposed beams ceiling mounted spotlights.
Family Bathroom	White suite comprising of a low-level WC, double ended bath with central mixer tap and hand-held shower, circular handwash basin on pedestal central with mixer tap. Walk-in shower with glass screen, electric shower, tiled splashbacks, extractor fan. tiled flooring, under floor heating, LED downlighting, airing cupboard housing hot water cylinder. Obscure glazed window with tiled display sill.
Outside	Driveway and front garden. A gravelled driveway leads through double timber gates with brick piers, offering ample parking for multiple vehicles. Low decorative brick walls and well-stocked borders with well established shrubs leading to a large level lawn mainly laid to grass with established hedging and stock proof fencing. A separate access is available from the road via a track and five bar gate.
Double Garage	Constructed with brick and rendered elevations under a tiled roof, the garage has two separate timber-clad doors, light, power, and an obscure glazed window to the rear elevation.
Rear Garden	Mainly laid to lawn with fruit trees, raised beds, soft fruits, and composting area. Two aluminium greenhouses, and a timber shed. A hedge and bund provide privacy between the front and rear gardens with close boarded fence to northern boundary. Far reaching views over open countryside can be enjoyed from the garden. Terrace and Outdoor Entertaining Area, Sandstone terraces with decorative brickwork lead out from the garden room and kitchen and provide space for entertaining. There is electrical provision and hard standings for a swim spa and hot tub. White washed rendered wall with tiled canopy adds privacy and shelter, while established wisteria and deciduous shrubs add colour and character. Spectacular views available over open countryside.
Summary	This character thatched cottage offers space and charm set within picturesque surroundings with easy access to road and rail links.
Services	Mains water, private drainage, oil central heating. BT Fibre 500.
Council Tax	Test Valley Borough Council - Tax Band D
Directions	SP11 8PP

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Approximate Floor Area = 151.8 sq m / 1634 sq ft
 Outbuildings = 39.8 sq m / 428 sq ft (Excluding Shed)
 Total = 191.6 sq m / 2062 sq ft



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 #97972

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: Potential: