

9 HALCYON DRIVE

THRUXTON, ANDOVER



EVANS & PARTRIDGE

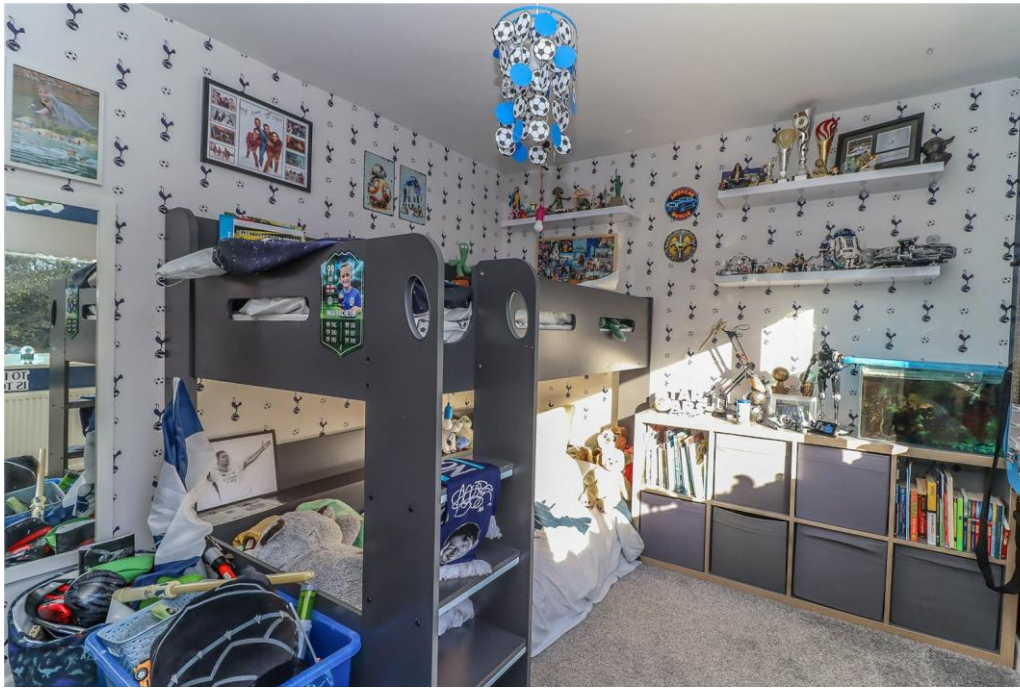














9 HALCYON DRIVE, THRUXTON, ANDOVER, HAMPSHIRE, SP11 8NA

A SPACIOUS DETACHED FAMILY HOME WITH AN IMPRESSIVE OPEN-PLAN KITCHEN, LIVING AND DINING AREAS, A SPACIOUS PRINCIPAL BEDROOM, AMPLE PARKING, GARAGE AND A GENEROUS SECLUDED GARDEN.

**LARGELY EXTENDED AND RE-STYLED HOUSE
EXTENSIVE PARKING
PRIVATE GARDENS WITH TERRACES AND LARGE SUMMER HOUSE
SPACIOUS KITCHEN WITH ISLAND AND INTEGRAL APPLIANCES
PRINCIPAL BEDROOM & SITTING ROOM WITH EN SUITE
THREE FURTHER DOUBLE BEDROOMS
UTILITY - GARAGE - CLOAKROOM**

OFFERS INVITED AROUND: £650,000 Freehold

DESCRIPTION

A detached 1960s chalet-style family home, extensively extended and re-styled by the current owners, offering over 2,100 sq ft of versatile living space. The ground floor features a substantial kitchen/dining area with island and walk-in pantry, a large triple-aspect living room with fireplace, log burner and bi-folding doors to the terrace and garden, utility room, cloakroom, integral garage and a fourth bedroom with potential for an en-suite. Upstairs, the principal bedroom boasts a vaulted ceiling, sitting area, generous storage and en-suite shower room, while two further bedrooms share a family bathroom. The property enjoys ample off-road parking, a private rear garden with a large entertaining terrace and a recently constructed summerhouse.

LOCATION

The property is situated in well-established close of detached properties in the village of Thruxton which offers primary school (shared with Kimpton), 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

Covered Porch

Quarry tiled flooring. Grey composite door with integral obscure glazed panels leads into:

Reception Hall

Turning staircase with low split level and half landing with a high window to the front aspect. The staircase has an exposed balustrade to one side and a low door to under stairs storage. Coat hooks with shoe storage beneath. Limed oak effect flooring. Central pendant light point. Oak panel door to the living room and a further similar door to bedroom four. Large central opening into:

OPEN PLAN KITCHEN / DINER

Kitchen/Breakfast Room	Large central quartz topped island with breakfast bar to one side with cupboards to each end. On the opposite side there are built in cupboards, deep pan drawers and a wine fridge. Central induction four zone hob with flush ceiling extractor and light, with pendant light points to either end. Further polished quartz work surfaces with matching upstand and window sill. A comprehensive range of high and low level cupboards and drawers. Eye level AEG double oven with separate grill. Integrated AEG microwave. Concealed and integrated fridge, freezer and dishwasher. Stainless steel one and a half bowl sink unit with central mixer tap and handheld jet. Limed oak effect flooring throughout.
Dining Room	High profile ceiling with two Velux skylights. Two wide picture windows overlooking the rear garden. L-shaped bench with space for table and chairs. Pendant light point above. Panel door to utility and further similar door to walk in larder or pantry with comprehensive high level shelving, alcove with roll top sill over, recess and power for appliances beneath. Limed oak effect flooring. LED downlights.
Living Room	A substantial triple aspect main living area centering on an open fireplace housing log burning stove with polished granite hearth and marble effect tiling above. Wide picture window to the front aspect and further window to the side aspect. LED downlights. The rear section of the room has a wide opening through to the open plan kitchen, high profile ceiling with Velux window, LED downlights and limed oak effect flooring. This area features full width aluminium frame glazed folding doors opening onto the rear terrace and main garden.
Utility Room	A large and well fitted room with L-shaped roll top work surface and metro tile splashback. Range of high and low level cupboards including full height broom cupboard. Stainless steel one and a half bowl sink unit with mixer tap and filter drinking water tap. Recess and plumbing for washing machine. Recess for dryer. Picture window overlooking the rear garden. High profile ceiling with Velux skylight and surrounding LED downlights. Ceramic tile flooring. Glass door to outside. Panel doors to integral garage.
Cloakroom	Wash hand basin with glass tiled splashback. Low level WC. Chrome towel radiator. Porcelain tile flooring. LED downlights and extractor fan.
Integral Garage	Electric and insulated roller door to front with remote operation. Strip lights. Grant oil fired boiler to rear corner. High ceiling and painted concrete floor.
Bedroom Four	A double bedroom or ideal study/playroom. Wide picture window to the front aspect and central ceiling light point.

FIRST FLOOR

Central Landing	Exposed balustrade continues overlooking the stairwell. Picture window to front aspect with views between the houses and toward farmland. Large loft hatch and pendant light point. Deep cupboard housing hot water cylinder with slatted shelving above. Further oak doors to:
Principal Bedroom	A substantial dual aspect L-shaped principal bed and sitting room.

Bedroom Area	A large double bedroom with feature wall and space for large bed and bedside tables. Wide picture window overlooking the rear garden. Floating display shelves with room for television above. Wide alcove with sliding doors concealing comprehensive storage with light.
Sitting Area	High vaulted ceiling with LED lights and central pendant light point. Wide dormer picture window to front aspect and space for plenty of furniture. Panel door into:
En Suite Shower Room	Washstand comprising ceramic basin with waterfall mixer tap, tiled splashback and two deep drawers beneath. Low level WC. Frameless glass screen into walk in shower area with mixer shower and patterned tile surround. High ceiling with LED downlights, extractor fan, towel radiator and obscure glazed window.
Bedroom Two	A double bedroom with wide picture window overlooking the main rear garden. Sliding frosted glass doors conceal double wardrobe. Central pendant light point and floating display shelves to one wall.
Bedroom Three	A further double bedroom with substantial picture window to the front aspect. Pendant light point. Space for freestanding double wardrobe with floating shelving to one side. Central pendant light point.
Family Bathroom	White suite with contemporary freestanding bath with mixer tap and handheld shower attachment. Ceramic wash hand basin with waterfall mixer tap and double cupboard beneath. Low level WC. Curved glass/tiled enclosure with mixer shower. Chrome towel radiator. Marble effect tile flooring and part tiled walls. Wide obscure glazed window to rear aspect. LED downlights.
Outside	Two openings off the close lead to a pair of large gravelled off road parking areas providing comprehensive parking. Central level lawn with lavender bushes to the front boundary. Side boundaries enclosed by low close board fencing. Access to the front entrance and garage.
Main Rear Garden	Attractively landscaped and enjoying privacy. Generous split level sandstone terrace with raised decking modern aluminium gazebo. These areas are broken up by slate capped dwarf brick retaining walls with flower and shrub borders and rockery areas. A large central lawn leads to level grass. Timber and brick raised beds to either side. Specimen trees including a weeping silver birch. The boundaries are well enclosed by close board fencing. To one corner there is a large timber garden shed. To the opposite corner boundary there is a recently built substantial summer house, ideal for conversion into a home office, gym or games room (armoured electrical cable outside).
Services	Mains water and drainage, oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Council Tax	Test Valley Borough Council - Tax Band E
Directions	SP11 8NA

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

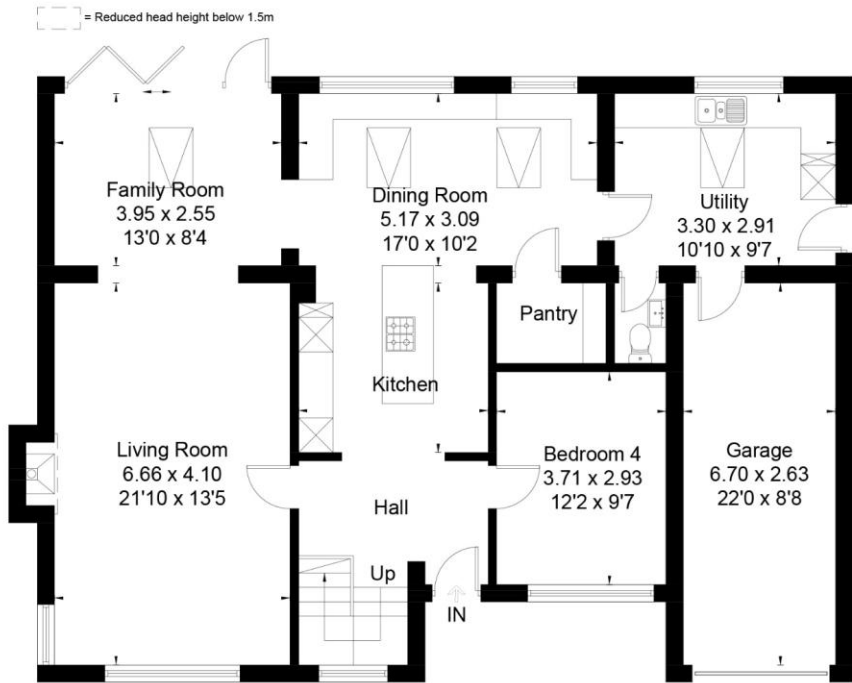
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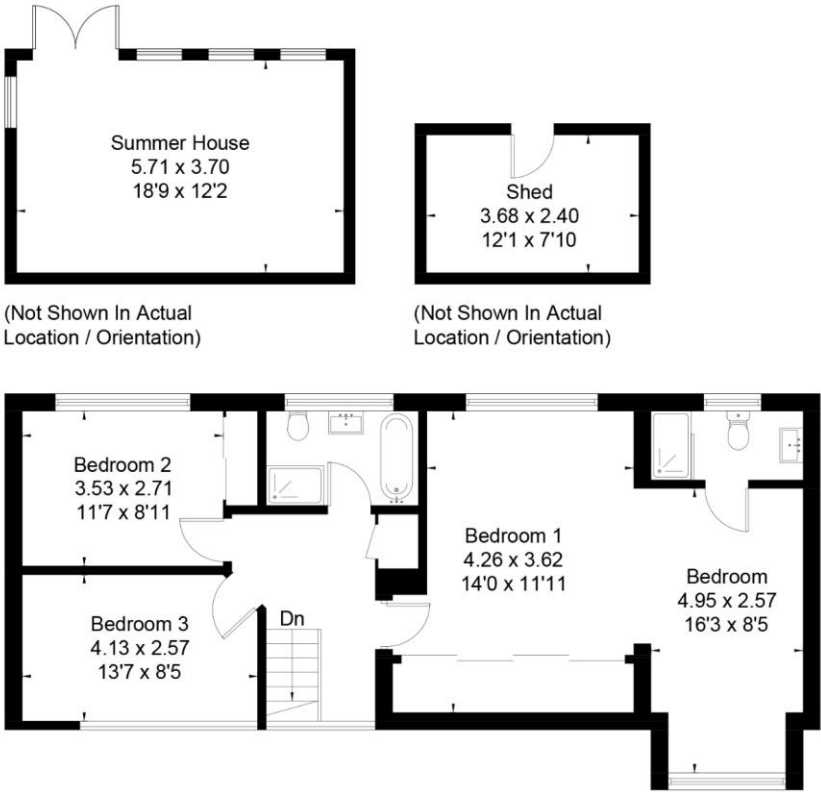
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Approximate Floor Area = 204.1 sq m / 2197 sq ft
Summer House = 21.1 sq m / 227 sq ft
Total= 225.2 sq m / 2424 sq ft (Including Garage / Excluding Shed)



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 #100830

