

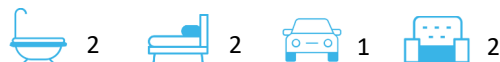
# High House Thrupton





## An extended period semi-detached cottage, with further potential, in the pretty Hampshire village of Thruxton.

High House, Village Street, Thruxton, Hampshire, SP11 8NF  
 Guide Price: £365,000



- Beautifully Maintained
- Further Potential to Extend (subject to Planning)
- Two Bedrooms
- Useful Loft Room with Stairs access
- No Onward Chain
- Downstairs Wet Room
- Quiet Lane
- Lovely Outlook
- Great Travel Links
- Pretty South Facing Garden

### The Property

High House is an extremely appealing semi-detached cottage, that has a grander presence to it. On first sight, it looks like a larger detached house, but is in fact semi-detached, with its neighbour being set further back. The property has been beautifully maintained by the current owners over the last twenty three years, and offers well balanced accommodation over three floors.

From the entrance hall, you come into a traditional front sitting room with features such as the decorative coving, chimney breast and mantle piece (the chimney stack has been removed though) and wooden tongue and groove doors giving it a real characterful, cosy feel.

To the rear, a really successful addition is the extension providing an eat-in kitchen. Beautifully light with its double aspect, lantern light and door to the garden. There is space too, for a sofa area in the original part of the room.

Also downstairs is a good-sized wet room.

Upstairs, there are two bedrooms and a bathroom. The larger of the two rooms has a lovely view over the lane to the paddock to the front. The second at the rear, has stairs up to the loft room. This handy extra space has been carpeted and has natural light from the window in the gable end. We believe that there is scope (subject to planning) to extend the property to the side, giving a third bedroom, which would be easily accessible from the landing.

**Services** - Mains electric, water and drainage, electric storage heaters.

### Tenure

Freehold

### EPC Rating

E (42)

### Outgoings

Council Tax Band: D

### Size

1,036 sqft (total)

Andover 5 Miles • Stockbridge 12 Miles • Grateley Station 5 Miles





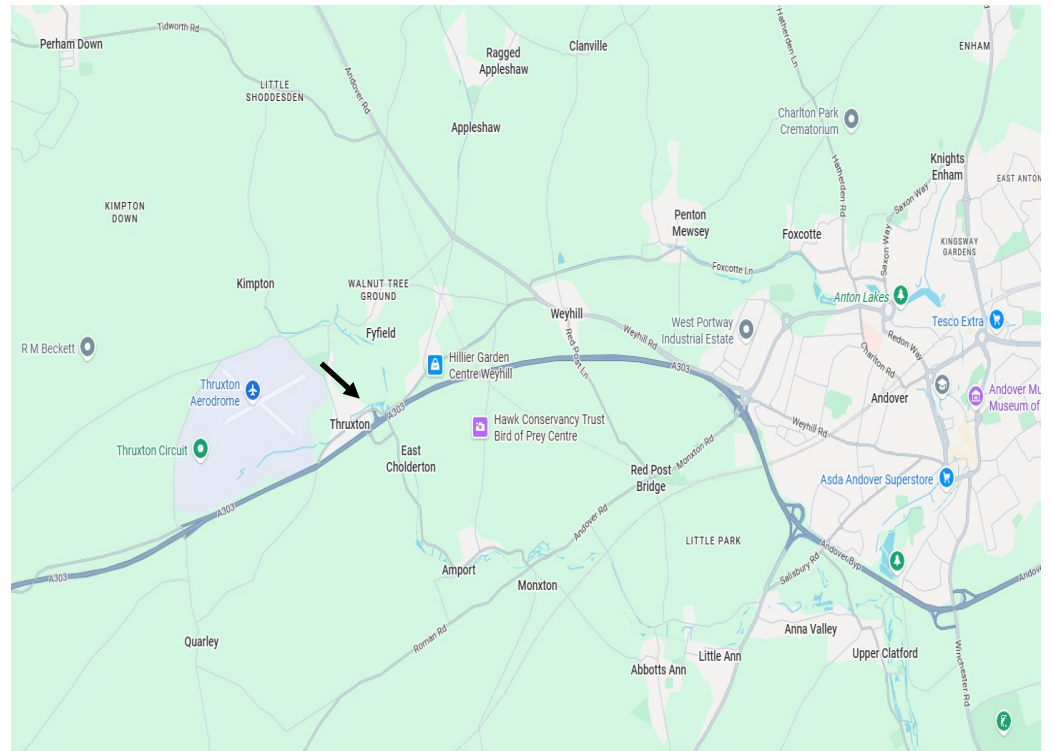
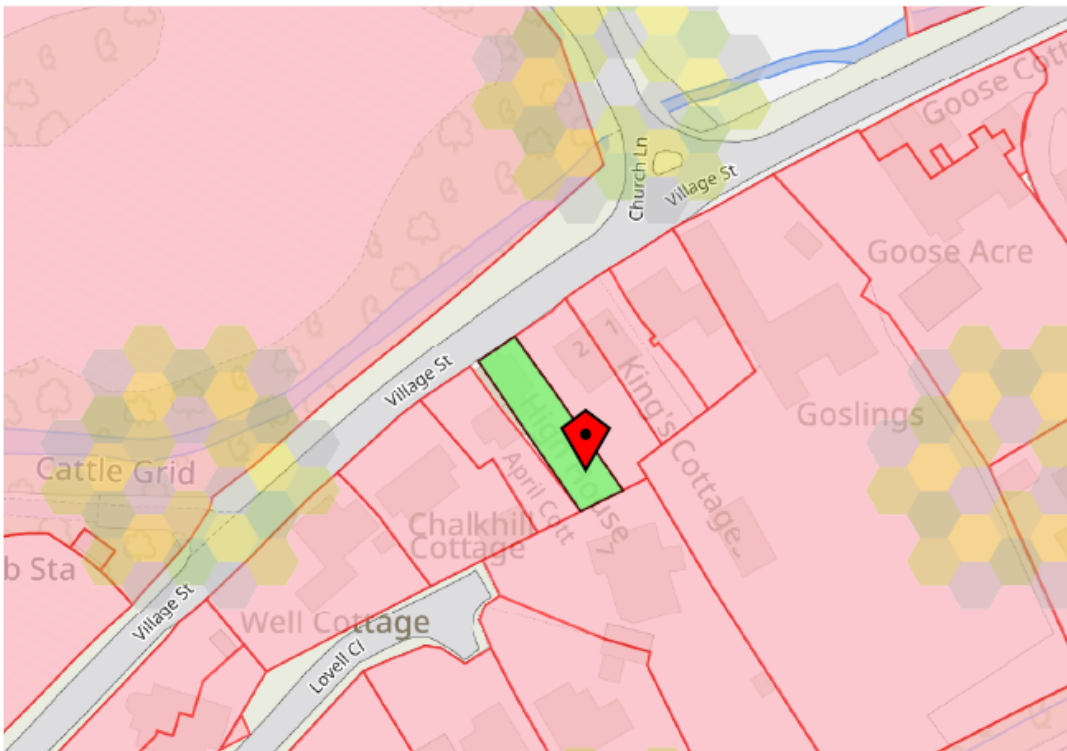
## Outside

The south facing garden has been well stocked with plants and shrubs around a flat lawned area. There are different areas to sit and enjoy the sun at different times of the day, with a patio by the kitchen window and an area around the summer house at the top of the garden. Parking is readily available immediately outside the property, with space for two within the width of the plot. The driveway could likely fit a small car, but offers space for a possible extension and/or garden access. At the end of the drive is a useful garden shed.

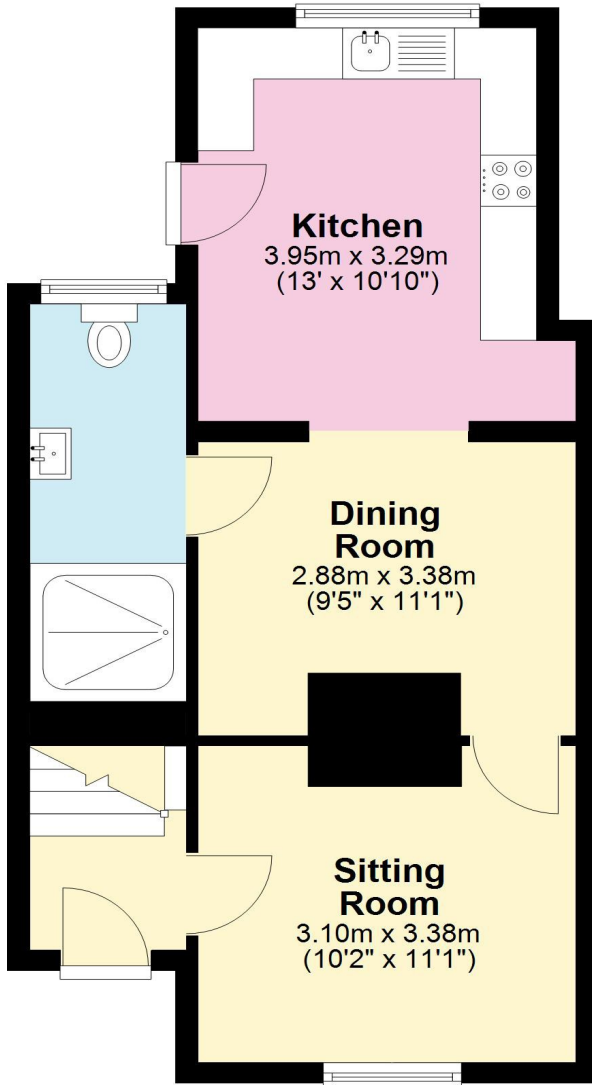
## Location

High House is located in the pretty Hampshire village of Thruxton. There is a public house, village green and Church. There is a Hilliers Garden Centre with café and butchers within five minutes from the property and a post office service runs from Hilliers on a Wednesday, Thursday and Friday afternoon basis. The neighbouring village of Weyhill has a good range of facilities including a farm shop, Pink Olive restaurant and the Craft Centre with independent cafes, salons and boutiques. Andover, only 4.3 miles away, offers a range of amenities including a new leisure centre, cinema, pubs, cafes and restaurants, supermarkets and other retail outlets. There are several schools within easy reach including the popular Kimpton and Anton Primary Schools, Vigo Junior School, Andover Church of England Primary School and Rookwood and Farleigh Independent Schools. There are also several nursery schools and further education colleges located in Andover. There are excellent travel links with the East-West A303 and the main line railway connection to London Waterloo in 70 minutes. The Cathedral cities of Winchester and Salisbury are within 20 miles from the property and offer a more extensive range of facilities.

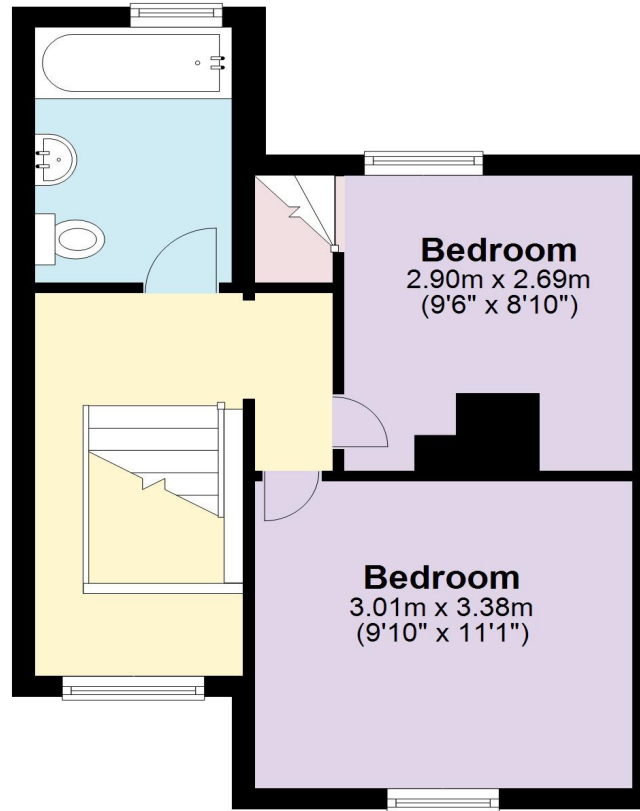




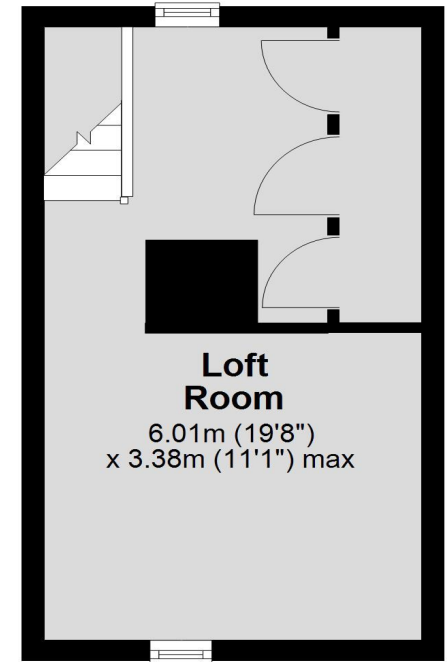
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 96.3 sq. metres (1036.6 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them.

Measured and drawn to RICS guidelines

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