



**EVANS & PARTRIDGE**

**10 STANBURY CLOSE**  
**THRUXTON, ANDOVER**

















# 10 STANBURY CLOSE, THRUXTON, ANDOVER, HAMPSHIRE, SP11 8QD

AN INDIVIDUAL DETACHED FOUR BEDROOM CHALET STYLE HOUSE EXTENDED AND COMPLETELY RE-MODELLED BY THE PRESENT OWNERS IN A WELL ESTABLISHED CLOSE WITH A SOUTH WESTERLY FACING REAR GARDEN.

NO CHAIN  
EXTENDED AND FULLY RENOVATED  
MAINTENANCE FREE COLOURED RENDERED FINISH  
DOUBLE GLAZED WITH OIL CENTRAL HEATING  
EXTENSIVE PARKING AND HOME OFFICE  
ENCLOSED LANDSCAPED GARDEN

**OFFERS INVITED AROUND: £650,000 Freehold**

## DESCRIPTION

A detached chalet style property that has been tastefully extended and completely renovated and re-modelled by the present owner in recent years. There is plenty of off-road parking to the front of the property as well as a home office/studio, this was formerly a detached single garage but has been converted into a fully insulated treatment room with air conditioning and heating. The main garden is south westerly facing and has been landscaped featuring a large entertaining terrace that extends to beneath a pergola. The accommodation comprises reception hall, living room with log burning stove and high ceiling, open plan kitchen/dining room, separate utility, three double bedrooms and a bathroom. A large principal bedroom/sitting room is on the first floor with luxury en suite shower.

## LOCATION

This property is situated in Thrupton 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

### **Entrance**

Modern lantern style lights to either side of grey composite door. Full height obscure glazed panels to either side leading into:

### **Reception Hall**

Spacious and L shaped. Porcelain tiled flooring throughout. Attractive solid oak open tread staircase with glass balustrade to one side and recessed LED light strip to opposite side rising to the first floor. High central double height ceiling, exposed purling. Contemporary pendant light and large Velux window. Further LED downlighters. Arch to oak doors leading to kitchen/breakfast room, family bathroom, bedrooms 2, 3 and 4.

<b>Kitchen/Breakfast Room</b>	A large dual aspect L-shaped room incorporating separate dining room area. 1½ bowl sink unit with mixer tap. Thin profile quartz effect work surfaces with metro tiled splashbacks. A comprehensive range of dark blue Shaker style high and low level cupboards and drawers incorporating deep pan drawers all with polished chrome handles. Tall larder/pantry cupboard. Integrated fridge and freezer. Integrated Siemens double oven and grill. Four zone ceramic hob with curved glass and stainless steel extractor fan with light above. Integrated dishwasher. LED plinth. Spotlights. Long peninsular which part divides the dining area with breakfast bar to one side. Two pendant light points above. Further LED downlighters. Limed oak effect flooring. Wide opening into living room. Oak door into utility/boot room. High cupboard housing meter and fuse box. Further opening to side of peninsular into:
<b>Dining Area</b>	Limed oak flooring continues. Folding aluminium frame glazed doors open onto the main terrace and garden. Picture window to side aspect. LED downlighters.
<b>Living Room</b>	A large dual aspect reception room featuring a high vaulted/profiled ceiling with two pendant light points and downlighters. Windows to front and side aspects. Contura raised, barrel style, log burning stove on curved granite hearth.
<b>Utility</b>	Marble effect flooring, roll top L-shape work surface with similar upstand, inset stainless steel 1½ bowl sink unit with drainer and mixer tap. High and low level cupboards. Space for tall fridge/freezer. Recess and plumbing for washing machine and space for dryer. Grey matt finish towel radiator. Coat hooks. LED downlighters. Window to side aspect. Extractor fan. Part obscure glazed UPVC door to driveway.
<b>Bedroom 2</b>	Large double bedroom. Glazed door and window to rear aspect overlooking the main garden. LED downlighters.
<b>Bedroom 3</b>	Double bedroom. Picture window to side aspect. Pendant light point.
<b>Bedroom 4</b>	Double bedroom. Picture window to front aspect. Pendant light point.
<b>Family Bathroom</b>	Well appointed. White suite comprising wide wash hand basin with central mixer tap. Large electric mirror above, drawer and cupboards beneath. Contemporary tall chrome radiator with towel rails to one side. Double ended bath with central mixer taps with handheld shower attachment. Tiled feature wall with bottle recess and concealed lighting. Low level WC. Opening into deep walk-in wet area with overhead and handheld shower attachments. Metro tiled walls. Bottle recess with concealed lighting above. Limed oak effect flooring. LED downlighters. Extractor fan. Obscure glazed window.
<b>First Floor</b>	Glass balustrade continues, overlooking stairwell and part of the reception hall. LED downlighter. Oak door into:
<b>Principal Bedroom</b>	A substantial double bedroom with sitting area. Two picture windows to the rear aspect overlooking the main garden and beyond. Pendant and wall light points. Media recess with bracket for television, bespoke built in drawers beneath, wardrobes extending to either side into the eaves space. Brushed brass light switches and power points. Access into loft storage. Oak door into:
<b>Luxury En Suite</b>	White suite comprising ceramic wash hand basin, central mixer tap, tiled splashback, large circular electric mirror above with two drawers beneath. Low level WC. Sliding door into large glass/tiled enclosure with overhead and handheld shower attachments. Bottle recess with concealed light above. Brushed chrome towel radiator. Window to rear aspect. LED downlighters. Extractor fan.

<b>Outside</b>	Substantial gravel driveway extending the full width of the plot, providing comprehensive off road parking. Screened to the front by Laurel hedging and to either side boundary by tall fencing and shrubs.
<b>Garden Studio/Annexe</b>	Formerly a single garage constructed of painted brick elevations beneath a flat roof. More recently this has been converted into a fully insulated therapy room with air conditioning/air heating. UPVC part glazed door and window to side aspect. Gravel paths continue to either side of the property converging onto the main rear garden.
<b>Rear Garden</b>	This enjoys privacy and has the considerable benefit of a due westerly aspect. Comprising a large L-shaped split level terrace at one end and extending beneath a pergola, ideal for entertaining and barbeques. Gravel border to one side good for potted plants and shrubs. Square level lawn area with sleeper edging. Large garden store/shed and tall fencing to all boundaries. Outside power points and lighting.
<b>Services</b>	Mains water, drainage and oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP11 8QD
<b>Council Tax</b>	D

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
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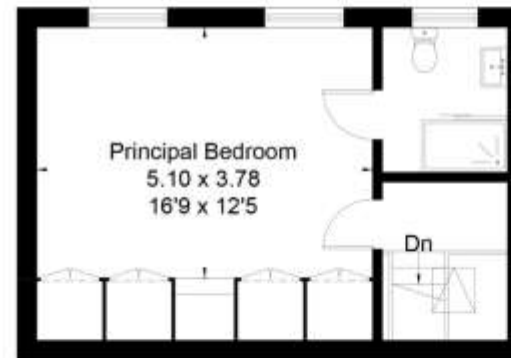
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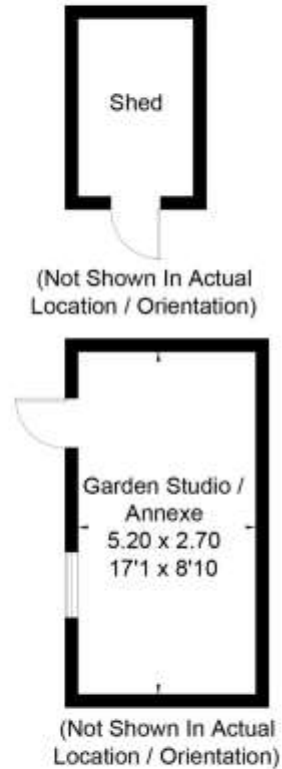
Approximate Floor Area = 151.5 sq m / 1631 sq ft  
 Garden Studio / Annexe = 14.0 sq m / 150 sq ft(Excluding Sheds)  
 Total = 165.5 sq m / 1781 sq ft



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 #82439

Energy Efficiency Rating	
Current	Potential
G	E
F	
E	
D	
C	
B	
A	

RICS Energy Rating Scheme (ERS) v3.0  
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