



BROOKSIDE HOUSE, VILLAGE STREET, THRUXTON, HAMPSHIRE, SP11 8LZ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



BROOKSIDE HOUSE, VILLAGE STREET, THRUXTON, HAMPSHIRE, SP11 8LZ
PRICE GUIDE: £575,000

Located within the hugely popular village of Thrupton, is this fine characterful four bedroom detached family home.

Brookside House is believed to date to around the late 1800s with two later extensions. The resulting accommodation comprises a ground floor layout with large entrance porch, sitting room with an attractive period open fireplace, separate dining room with open chimney housing a log burning stove, large family room currently in use as a study and a nicely proportioned kitchen which has been refitted with a range of farmhouse style units and woodblock worktops. There is also an inner hall with access to all the main rooms as well as a generous utility room and cloakroom.

The first floor boasts a large, light and airy full returning galleried landing with access to the main roof space. The main suite comprises a large double bedroom with a newly refurbished en-suite shower room, two further double bedrooms, a large single bedroom and a fair sized family bathroom. The property is fully double glazed and centrally heated via an oil fired boiler to radiators.

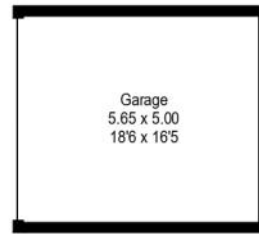
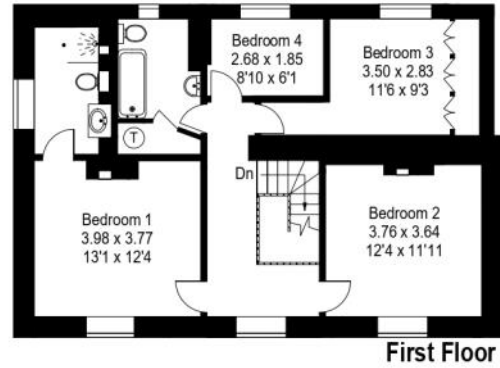
Siding on to the village street, the property sits to the rear of its plot with the large majority of the garden located to the front; the garden is laid mainly to lawn with a sheltered patio/seating area, established flower beds, specimen shrubs and mature trees. There is a large (walled) courtyard extending across the rear with access from the utility room. From the village street a private gated drive leads off road parking, turning and access to a detached double garage.

LOCATION: The village of Thruxton is approximately 3.5 miles to the west of Andover, with facilities including the Kimpton, Thruxton and Fyfield Primary School, War Memorial Hall, village green and sports field. St Peter and St Paul's church and a thatched village pub, the White Horse Inn. The Hillier Garden Centre with shop and restaurant and the well regarded Weyhill Farm shop are close by. The nearby town of Andover offers a range of facilities which include an indoor shopping centre, sports and leisure centre, bowling alley, college of further education and two golf courses. There is also a mainline railway station with trains running direct to London's Waterloo and easy access to the A303 Andover bypass with connections to the M3 motorway and the west country.



Brookside House, Village Street, Thruxton, Hampshire SP11 8LZ

Approximate Gross Internal Area :- 157 sq m / 1688 sq ft
 Garage Approximate Gross Internal Area :- 28 sq m / 304 sq ft



PRODUCED FOR BAXTERS 2022
 This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 1/2 in / 5 mm and are through cupboard / windows to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & contents bearings before making any decisions reliant upon them.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Test Valley Borough Council. Council Tax Band F : £3,035.92 for year 2025/2026. Mains Water, Electricity and Drainage. Oil Central Heating. Fully double glazed.

DIRECTIONS: From Andover proceed in a westerly direction along the A342, signposted Marlborough. Follow the road for approximately 2 miles passing The Weyhill Farm shop on the left, followed by the Weyhill Fair on the right. At the mini roundabout take the first exit onto Amesbury Road, signposted Thruxton and continue for approximately 2 miles, passing the Hillier Garden Centre on the left. At the T-junction turn right towards Thruxton village and the property will be found shortly after on the left hand side, clearly identifies by the Baxters For Sale sign.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10661

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)	A	
	(81-91)	B	
	(69-80)	C	72
	(55-68)	D	
	(39-54)	E	
	(21-38)	F	36
Not energy efficient - higher running costs	(1-20)	G	

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