



Elmstead Park Wiremead Lane  
East Cholderton Andover



# Elmstead Park Wiremead Lane East Cholderton Andover SP11 8LU

for sale  
£90,000



## Property Description

We are delighted to welcome to the market this spacious park home, set within the sought after village of East Cholderton, which has fantastic links to other towns and offers wonderful views. The property comprises a lounge, kitchen, bathroom, a principal bedroom, private wrap around garden and parking space.

East Cholderton on the outskirts of Andover is a charming village with a close-knit community of villages including Amport and Monxton. There are direct train services to London Waterloo from Andover and Grateley with the A303 providing access to the West Country and the motorway network. There are several excellent independent and state Schools nearby including Farleigh, Godolphin and St Swithuns as well as local schools at Kimpton, Amport and Grateley.

## AGENTS NOTES:

"There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home).

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK  
([https://url.uk.m.mimecastprotect.com/s/BqupCI5YRU2AKAN0u9W35J?domain=gov.uk](https://url.uk.m.mimecastprotect.com/s/BqupCI5YRU2AKAN0u9W35J?domain=gov.uk)))"

## Accommodation

### Lounge

15' 11" x 9' 5" (4.85m x 2.87m)

Electric fireplace, double doors leading to rear decking area and radiator.

### Kitchen

9' 6" x 7' 9" (2.90m x 2.36m)

A range of wall/base mounted units, fridge, washing machine, cooker, gas hob and extractor.

### Bedroom One

9' 6" x 11' 8" (2.90m x 3.56m)

### Bathroom

Bath with overhead shower, extractor fan and window.

### Outside

The property has a wrap around garden with parking space and additional parking on site.



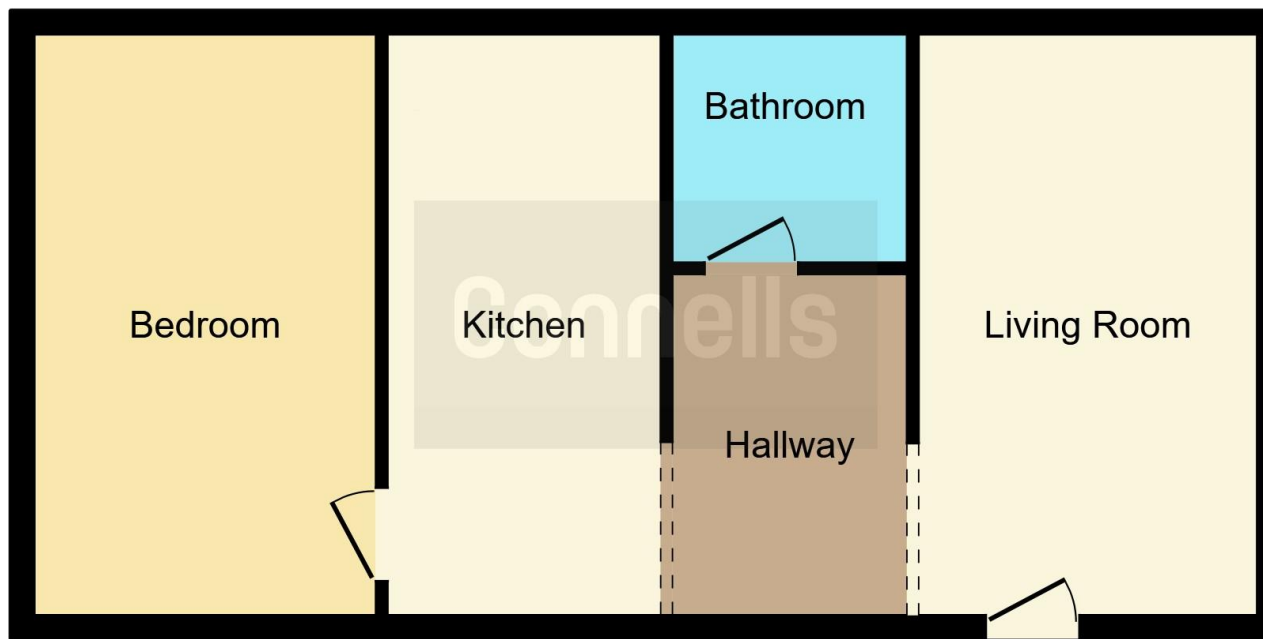












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01264 352 207**  
**E [andover@connells.co.uk](mailto:andover@connells.co.uk)**

23-25 Winchester House, Winchester Street  
 ANDOVER SP10 2EA

**EPC Rating: Exempt**

Tenure:

**check out more properties at [connells.co.uk](http://connells.co.uk)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ADV309499 - 0003