



**OLD COPPERS, 26 CASTLE STREET, LUDGERSHALL, WILTSHIRE SP11 9QR**

**01722 238711**

**BAXTERS**  
PROPERTY & LAND AGENTS





**OLD COPPERS, 26 CASTLE STREET, LUDGERSHALL, WILTSHIRE, SP11 9QR  
PRICE GUIDE £399,500**

A former police house built in the mid 1950s, Old Coppers is an excellent family home situated adjacent to the grounds of the ancient monument, Ludgershall Castle which is under the guardianship of English Heritage.

This family home has been maintained to an extremely high standard by the owners who have occupied the property for over 25 years. The accommodation was enlarged in 2002 with the addition of a double storey side extension.





The overall accommodation comprises a large light reception hall, living room with fireplace and log burner, separate dining room, 12ft 5ins by 10ft 7ins kitchen, conservatory and ground floor cloakroom. The first floor boasts a double aspect 17ft 6ins by 12ft 5ins main bedroom with full height fitted wardrobes and a full ensuite with bath and separate corner shower, two further double bedrooms, a large single bedroom and a family bathroom. The property is fully double glazed and centrally heated via an oil fired boiler to radiators.

Old Coppers is pleasantly situated on the entrance to an historic ancient monument site. To the front of the property is a lawned garden with flower beds and neat boundary hedge. There is a four car drive with access to a large integral garage. Side access leads through to a lovely sunny rear garden which is predominantly laid to lawn with flower beds and a summer house. The garden borders and overlooks the grounds of historic Ludgershall Castle ruins.

Ludgershall is a village to the West of Andover within which is a range of amenities including a supermarket, several small shops, Post Office, schools, two public houses and a 13th century flint church. The town of Andover, approximately 7 miles to the East, offers a range of facilities which include an indoor shopping centre, sports and leisure centre, College of Further Education and two golf courses. There is also a mainline railway station with trains running direct to London (Waterloo), stopping at Grateley (6 miles) and there is easy access to the A303 bypass which connects with the M3 and London. A regular bus service is in operation between the cathedral city of Salisbury and the town of Andover passing through Ludgershall. Salisbury is 17 miles, Swindon 25 miles, Marlborough 14 miles and Hungerford 18 miles. Access to the M4 is at Swindon and Hungerford (via Fair Mile).

**TENURE AND SERVICES:** Tenure: Freehold. Local Authority. Wiltshire Council. Council Tax band C - £1,806.02 for year 2021/22. Oil central heating. Fully double glazed.





## 26 Castle Street, Ludgershall SP11 9QR

Approximate Gross Internal Area :- 146 sq m / 1568 sq ft

Garage Approximate Gross Internal Area :- 21 sq m / 225 sq ft



PRODUCED FOR BAXTERS 2021

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 7.5 cm (3") and are through cupboard / wardrobes 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 & compass bearings before making any decisions reliant upon them.

**DIRECTIONS.** : From Andover proceed in a north westerly direction following the A342 signposted Marlborough. Continue into and through the village of Weyhill, still following the A342, and proceed into Ludgershall. Turn right immediately before the War memorial into Castle Street. After a short distance the property will be found on the right hand side clearly identified 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:10598

