

Pretoria Road, Faberstown, Ludgershall, Andover, SP11

Approximate Area = 1430 sq ft / 132.8 sq m
 Outbuildings = 278 sq ft / 25.8 sq m
 Total = 1708 sq ft / 158.7 sq m
 For identification only - Not to scale



GROUND FLOOR

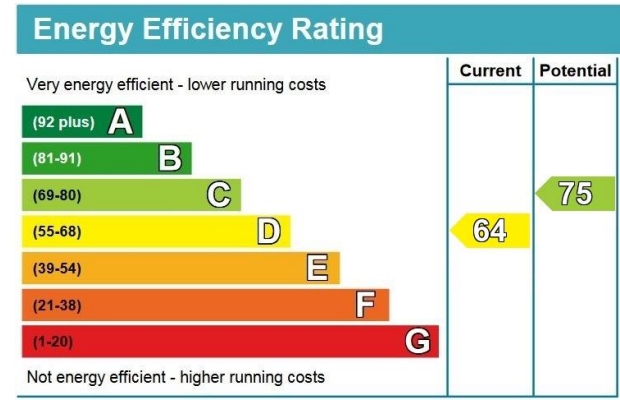
FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Austin Hawk Ltd. REF: 965828



Pretoria Road, Ludgershall

Guide Price £450,000



- Cul-de-Sac Location
- Kitchen/Dining Room
- TV Room & Office
- Four Bedrooms
- Driveway Parking

- Rural Outlook
- Living Room & Snug
- Utility Room & Pantry
- Two Bathrooms
- Mature Gardens

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



With charm and character throughout, this extended semi-detached house is located in a quiet cul-de-sac on the edge of Faberstown with views across open countryside towards Collingbourne Woods. The property occupies a generous plot with driveway parking to the front for three vehicles which includes a car port. An attractive and mature rear garden offers a sense of tranquillity and privacy whilst boasting a summerhouse, gym, garden shed and workshop. The well presented accommodation comprises a mainly open plan ground floor with a clever flow throughout generous living and reception space. The property has four bedrooms, one of which is located on the ground floor along with a ground floor wet room and first floor family bathroom.

A gravelled driveway and path lead from Pretoria Road itself through a mature front garden with the driveway parking including a car port adjacent to the property. The front door to the property welcomes you into a very practical utility area with Butler style sink alongside space and plumbing for a washing machine and space for a fridge freezer. A door leads from the utility area into a ground floor wet room, fully tiled with walk in shower cubicle, hand wash basin and WC. The utility area opens into the main living space with that open plan feel enhanced by exposed wooden floorboards throughout. The main living space comprises a rear aspect TV room with French doors opening out onto a patio adjacent to the rear of the property. The centrepiece of the TV room is no doubt a modern contemporary wood burning stove inset on a granite hearth giving this space a truly cosy feel. Off of the TV room is the ground floor bedroom, a good-sized double, light and airy with French doors of its own accessing the patio in the rear garden. Coming back to the TV room, the open plan concept flows next into the kitchen/dining room with Butler sink inset within granite work-surfaces spanning bespoke under-counter storage cupboards and drawers. There is space for a range style cooker set within what would have been an original fireplace, currently with fully tiled surround whilst the kitchen also offers space for dining and a walk in pantry. The ground floor accommodation keeps on giving with part glazed double internal doors opening from the kitchen/dining room into a separate living room which itself flows further towards the front of the property and includes a front aspect Snug alongside a separate office with its own external door to the side of the property.

The first floor offers a wonderful central landing with loft access and doors to two double bedrooms, one each with both aspect to front and rear, that rear aspect bedroom with built-in wardrobe cupboards whilst there is an additional single, fourth bedroom, front aspect, also with built-in wardrobe space. The three first floor bedrooms are served by the family bathroom, with panelled bath and shower over, WC, hand wash basin and radiator.

The rear garden is of good size and from the patio, adjacent to the rear of the property, includes an area of mature ornamental trees and shrubs intertwined with lawned paths taking you to separate areas. This space truly offers a real feeling of relaxation, but also practicality with a garden shed with power, a gym, a covered wood store and a greenhouse plus, an insulated Summerhouse, also with power.

This is a property that gives so much, and, really does need to be viewed to be fully appreciated. Pretoria Road offers what could be the ideal family home or the perfect professional retreat with nearby Ludgershall offering a range of amenities including a supermarket, post office, newsagents, various shops, a church and schools plus Ludgershall Castle which dates back to the 11th Century. Nearby Andover offers a range of shopping, educational and recreational facilities including a cinema, theatre, leisure centre and college of further education. The city of Salisbury and market town of Marlborough are within close proximity whilst the A303 is close at hand offering access to both London and the West Country.

