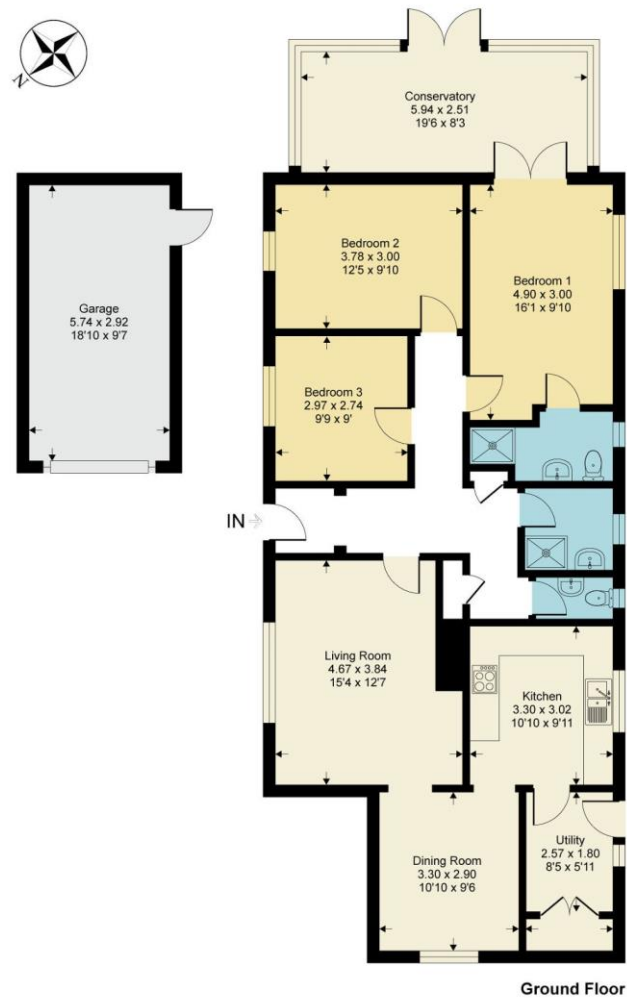


**Deweys Lane, SP11**  
 Approximate Gross Internal Area = 121 sq m / 1301 sq ft  
 Approximate Garage Internal Area = 17 sq m / 180 sq ft  
 Approximate Gross Internal Area = 138 sq m / 1481 sq ft

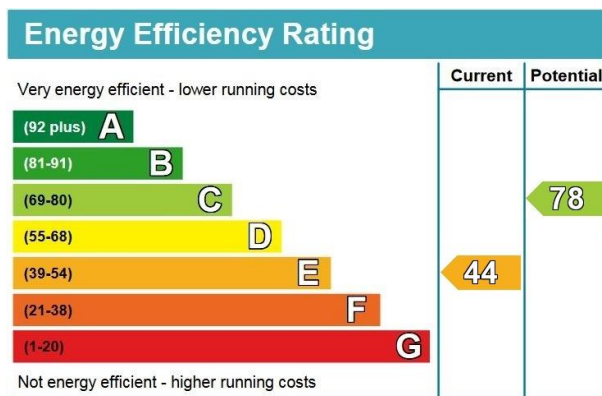


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd.



**Deweys Lane, Ludgershall**

**Guide Price £375,000 Freehold**



- **No Onward Chain**
- **Living & Dining Rooms**
- **Master Bedroom Suite**
- **Family Shower Room**
- **Low Maintenance Gardens**

- **Development Potential**
- **Kitchen & Utility Room**
- **Two Further Bedrooms**
- **Garage & Driveway Parking**
- **Close to Amenities & Open Countryside**

**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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ  
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Available to the property market with No Onward Chain, this detached, three-double-bedroomed bungalow benefits from a tranquil location on the northern edge of Ludgershall. The property occupies a secluded plot that borders a playing field to one side with allotment plots and open countryside beyond to the front. The accommodation is deceptively spacious throughout and comprises an entrance hallway, living room, dining room, kitchen, utility room, master bedroom suite with access to its own south-facing conservatory, two further double bedrooms and a family shower room. Outside, there is generous driveway parking along with a garage plus a low maintenance garden that wraps around the front to one side and out to the rear. The plot also offers the potential for development, subject to the required permission. Viewing is highly recommended to fully appreciate all that this property has to offer and to understand the development potential.

The front door to the property is accessed via the driveway and opens into a central entrance hallway which includes a built-in storage cupboard and separate airing cupboard. The living accommodation is all to one side of the bungalow and has an open plan flow with a dining room linking both the living room and separately the kitchen. Off the kitchen is a good-sized utility room which includes external rear access along with a double built in cupboard housing a floor standing oil-fired boiler plus space and plumbing for a washing machine. Centrally located off the hallway are the family bathroom and separate WC with the bedroom accommodation, then all located at the opposite side to the living accommodation. The generous master bedroom includes an ensuite shower room plus French doors opening out to the south-facing conservatory, which spans almost all of one side of the property and includes clay tiled flooring, central heating and power outlets. Finally, there are two further double bedrooms, both with a front aspect. The garden area at the front of the plot, to one side of the bungalow, has an area of lawn with shrub borders, enclosed by mature hedging with a block paved path leading to gated access and the rear of the property. The remainder of the garden area to the rear is laid to gravel and opens to the opposite side, which comprises a mixture of patio and raised gravel beds along with a personal side door accessing the garage and gated access to the driveway.

The town of Ludgershall offers a range of amenities including supermarkets, a post office, newsagents, a butcher, various fast food outlets and restaurants, a church, public houses, GP practice and pharmacy, schools catering for all age groups, 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 also nearby, along with the A303 that provides access to both London and the West Country. The property itself is located halfway along Deweys Lane on the northern edge of Ludgershall. Deweys Lane is close to the centre of Ludgershall and links the A342 with the junction of Central Street and Crawlboys Lane.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

