

Ludgershall Road, SP9

Approximate Gross Internal Area = 141.3 sq m / 1522 sq ft
 Approximate Garage Internal Area = 49.8 sq m / 537 sq ft
 Approximate Outbuildings Internal Area = 13.4 sq m / 145 sq ft
 Approximate Total Internal Area = 204.5 sq m / 2204 sq ft



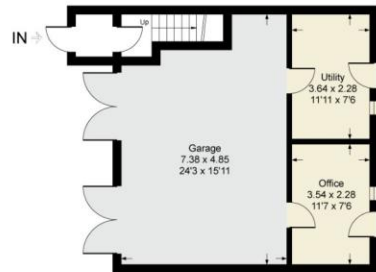
First Floor 2



First Floor 1



Ground Floor 2



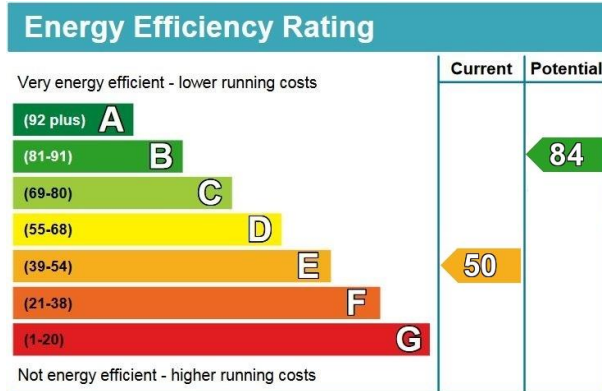
Ground Floor 1

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



Ludgershall Road, Tidworth

Guide Price £425,000 Freehold



- Hallway
- Dining Room
- Bathroom
- Annexe
- Superb Garden

- Living Room
- Kitchen
- 3 Double Bedrooms
- Double Garage
- Outbuildings

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.

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DESCRIPTION:

Dating back to 1836, this charming cottage is located in the heart of Tidworth and has been in the family since the late 1800s. The main house offers characterful and cosy accommodation comprising a hallway, ground floor bathroom, living room, dining room, kitchen and three first floor double bedrooms. The ANNEXE, located at the end of the main garden, has been partly re-furbished and offers a living room, kitchen/dining room, a bedroom and bathroom. Beneath the annexe there is a double garage with a utility room and office to the rear and benefits from it's own garden.

OUTSIDE:

The walled garden is a particular feature of the property and has been well looked after by the current owners. Mainly laid to lawn with shrubs and trees including a 450 year old yew tree. Close to the house there are two sheds, one of which has power, light, space and plumbing for a washing machine and tumble drier. There is also a covered seating area, a further shed and two greenhouses (one in the annexe garden). In the far corner there is a further covered seating area with a BBQ and pond. Gated side access leads to the lane at the side which belongs to the property and offers parking and access to the annexe and double garage beneath.

LOCATION:

Tidworth is approximately 10 miles west of Andover, 12 miles south of Marlborough, 24 miles south of Swindon, 15 miles north by north-east of Salisbury and 6 miles east of Amesbury. Tidworth is very well stocked with local facilities, which include two supermarkets, two veterinary surgeries, various eateries, a dental practice, one infant school, three primary schools, leisure/fitness centre and swimming pool. It also has Tidworth Polo Club, which is the second largest in the country and frequently plays host to royals. The Wellington Academy can be found in nearby Ludgershall whilst primary and nursery schools can be found in both Tidworth and Ludgershall.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating via a back boiler to radiators. The annexe has it's own services and benefits from gas central heating to radiators from a boiler (new 2023).

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

