

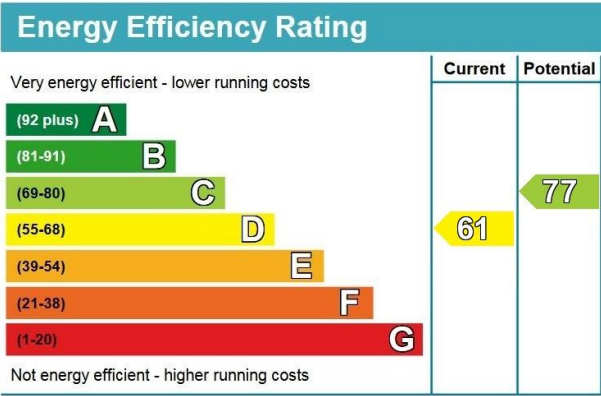


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Pretoria Road, Faberstown

Guide Price £475,000 Freehold



- Porch & Hallway
  - Kitchen/Breakfast Room
  - Utility & Cloakroom
  - Bathroom
  - Car Port & Workshop
- Living/Dining Room
  - Conservatory
  - 3 Bedrooms
  - Driveway Parking
  - Secluded Garden

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.





**DESCRIPTION:**

This detached bungalow occupies a secluded and rural location at the end of a quiet cul-de-sac on the edge of Faberstown. The accommodation comprises entrance porch, hallway, living/dining room, kitchen/breakfast room, conservatory, utility room, cloakroom, three bedrooms and a bathroom. To the front there is generous parking and a car port whilst the attractive and secluded rear garden is a particular feature of the property benefiting from a large workshop.

**LOCATION:**

Nearby Ludgershall offers 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.

**ACCOMMODATION:**

Front door into PORCH with window to front and door into:

**HALLWAY:**

Loft access and doors to:

**LIVING/DINING ROOM:**

Window to front and fireplace with electric fire. Dining area with window to side and log burner. Door to:

**KITCHEN/BREAKFAST ROOM:**

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset electric hob and eye level double oven. Space for fridge/freezer and door to:

**CONSERVATORY:**

Double aspect with French doors to garden. Work surfaces with cupboards below and space and plumbing for washing machine and tumble drier.

**INNER HALLWAY:**

Doors to front and rear gardens. Doors to:

**UTILITY ROOM:**

Window to front. Floor standing oil fired boiler and storage.

**CLOAKROOM:**

Window to side. WC, vanity cupboard with wash hand basin and heated towel rail.

**BEDROOM 3/OFFICE:**

Triple aspect with views over the garden.

**BEDROOM 1:**

Window to front. Fitted wardrobe cupboards and drawers with vanity area.

**BEDROOM 2:**

Windows to rear and side.

**BATHROOM:**

Window to rear. P shaped bath with shower over, vanity cupboards with wash hand basin, WC and heated towel rail. Shelved linen cupboard.

**OUTSIDE:**

To the front there is an area of lawn with shrubs and trees extending to the side of the property. A driveway offers generous parking and access to the car port with an electric car charging point, access to the workshop and the rear garden.

**REAR GARDEN:**

Attractive and secluded garden with an outlook to the rear over trees. Patio area adjacent to the house with a path leading to areas of lawn with shrubs, trees and a further seating area. There is a greenhouse to the rear and access to the front at both sides of the bungalow.

**TENURE & SERVICES:**

Freehold. Mains water, drainage and electricity are connected. Oil fired central heating to radiators.

