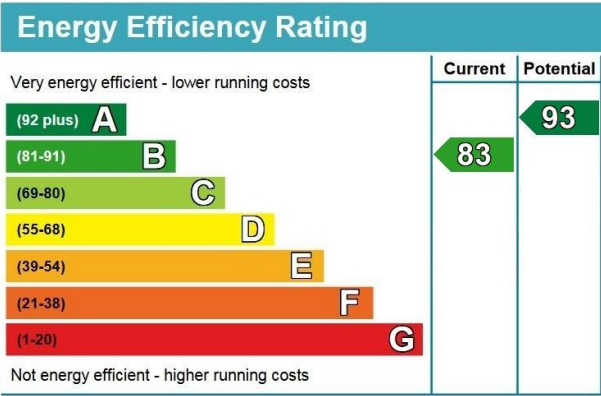


First Floor



Ground Floor

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



Landsbury Drive, Tidworth

Guide Price £425,000 Freehold

- Entrance Hallway
  - Office
  - Utility Room & Cloakroom
  - Three Further Bedrooms
  - Garage & Driveway Parking
- Living Room
  - Kitchen/Dining Room
  - Master Bedroom Suite
  - Family Bathroom
  - Attractive 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.





**DESCRIPTION:** Immaculately presented throughout, this spacious, four-bedroomed, detached house benefits from driveway parking for two vehicles to one side of the property, in front of a garage. Constructed in 2019, the property comes with the remainder of its NHBC warranty. Located to the north of Tidworth, amongst the undulating eastern edge of Salisbury Plain, the spacious accommodation comprises a ground floor with an entrance hallway, a living room, an office, a kitchen/dining room, a utility room and a cloakroom. The first floor includes a master bedroom suite, three further bedrooms and a family bathroom. Outside there is a low maintenance garden to the front that wraps around to one side of the property whilst to the rear, there is a well maintained, mature, low maintenance garden also.

**LOCATION:** Tidworth sits on the eastern edge of Salisbury Plain, approximately 10 miles west of Andover and 12 miles south of Marlborough with the Cathedral City of Salisbury, with a wide range of shopping and recreational facilities 15 miles to the south. Tidworth itself has many local amenities, including supermarkets, veterinary surgeries, various eateries, a dental practice, pre-school, primary and secondary schools, and a leisure/fitness centre with a swimming pool. Tidworth is also the home of Tidworth Polo Club, which is the second largest in the country and frequently plays host to royalty. Landsbury Drive itself can be found just off Windmill Drive on the northern side of Tidworth. The A303 is close by and provides a link to the M3 and on to London as well as the west country. Mainline rail services are available from both Grateley (6 miles) and Andover into London Waterloo or via Pewsey (10 miles) into London Paddington.

**OUTSIDE:** The property frontage consists of a low maintenance front garden area laid to pea shingle with an area of lawn and mature shrubs to one side. A tarmacadam driveway is located to the opposite side of the property, directly in front of the garage. There is gated side access from the driveway into the rear garden which is laid to lawn with mature shrub borders to the sides and the rear.

**ENTRANCE HALLWAY:** Stairs to the first floor. Radiator. Doors to

**OFFICE:** Good-sized, front aspect office. Radiator.

**LIVING ROOM:** Window to the front. Radiator.

**KITCHEN/DINING ROOM:** Open-plan, rear aspect kitchen dining room with the kitchen including a range of eye and base level cupboards and drawers with worksurfaces over and matching upstands, extending to a peninsula. Inset one and a half bowl stainless steel sink and drainer, inset induction hob with a glass splashback, extractor over and an oven/grill below. Integral fridge freezer and integral dishwasher. The dining area has French doors opening out to the rear garden.

**UTILITY ROOM:** External door to the rear garden. Worksurface over a base level cupboard, an integral washing machine and space for a tumble dryer. Wall mounted gas combi boiler, radiator and consumer unit. Door to:

**CLOAKROOM:** Window to the side. Close coupled WC, pedestal hand wash basin and a radiator.

**LANDING:** Window to the side. Door to a built-in, walk-in storage cupboard. Loft access.

**MASTER BEDROOM SUITE:** Rear aspect master bedroom. Radiator. Door to an ensuite shower room with a recessed shower enclosure, close coupled WC, a pedestal hand wash basin and a heated towel rail.

**BEDROOM TWO:** Double bedroom with a window to the front. Radiator.

**BEDROOM THREE:** Double bedroom with a window to the front. Radiator.

**BEDROOM FOUR:** Front aspect bedroom. Radiator.

**FAMILY BATHROOM:** Window to the rear. Fully tiled bath enclosure with a panelled bath with a shower over. Close coupled WC, pedestal hand wash basin and a heated towel rail.

**TENURE & SERVICES:** Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

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.

