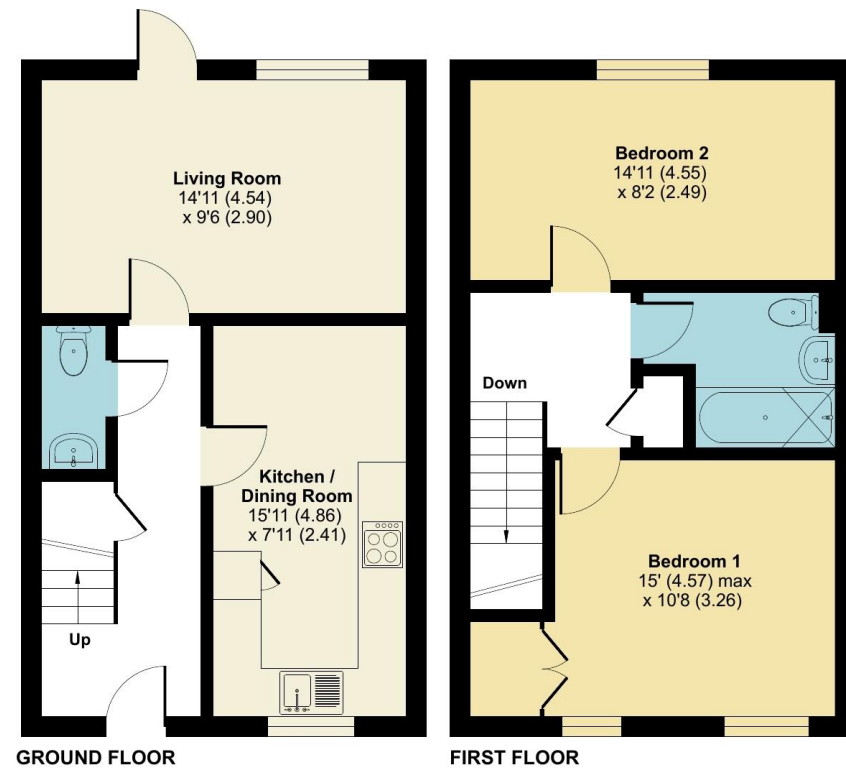


## Wheatley Close, Tidworth, SP9

Approximate Area = 774 sq ft / 71.9 sq m  
For identification only - Not to scale

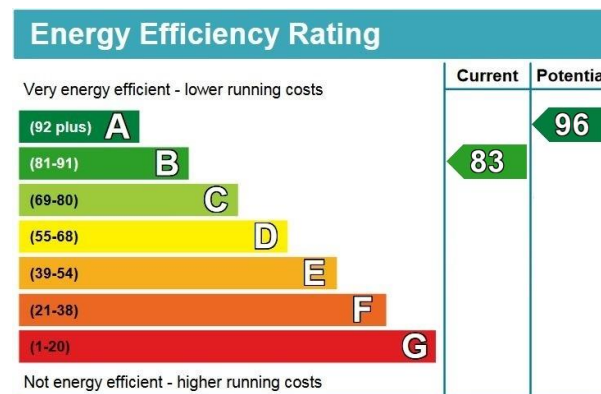


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Austin Hawk Ltd. REF: 1287470



**Wheatly Close Tidworth**

**Guide Price £240,000 Freehold**



- Canopy Porch
- Kitchen/Diner
- Cloakroom
- Bathroom
- Driveway

- Entrance Hallway
- Living Room
- 2 Double Bedrooms
- Rear Garden
- Proximity to Schools & Amenities

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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**ACCOMODATION:**

Nestled away at the end of a cul-de-sac on the River Bourne Fields development in Tidworth, this 2015 constructed, semi-detached, two-bedroomed house benefits from proximity to local schools and amenities. With allocated parking for two vehicles, the accommodation comprises an entrance hallway, a sitting/dining room, a kitchen, a cloakroom, two double bedrooms and a bathroom. To the rear, there is an enclosed, low-maintenance garden.

**LOCATION:**

Tidworth is located 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, a leisure/fitness centre & 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. Baker Close can be found just off Windmill Drive and Pennings Road (A338) 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.

**HALLWAY:**

Under stairs cupboard, stairs to first floor and doors to:

**KITCHEN/DINER:**

Front aspect. Tiled flooring, eye and base level cupboards and drawers, stainless steel sink and drainer. Inset gas hob with extractor over and oven beneath. Space and plumbing for Fridge Freezer, Washing Machine and Tumble Dryer. Cupboard housing Combi Boiler.

**CLOAKROOM:**

WC and wash hand basin.

**LIVING ROOM:**

Rear aspect. Electric fire with mantle and door to garden.

**LANDING:**

Loft access, storage cupboard and doors to:

**BEDROOM ONE:**

Dual aspect with fitted wardrobe.

**BEDROOM TWO:**

Rear aspect.

**BATHROOM:**

Tiled bath enclosure with a panelled bath, shower screen and shower over. WC, pedestal hand wash basin and heated towel rail.

**REAR GARDEN:**

Fully enclosed low maintenance rear garden with a patio area adjacent to the rear of the property. Artificial grass, garden shed, external electric point and side gate access.

**TENURE AND SERVICES:**

Freehold (built 2015). Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be a minimal yearly "estate charge" as with most modern housing developments, currently fees £321.12 per anum.

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.

