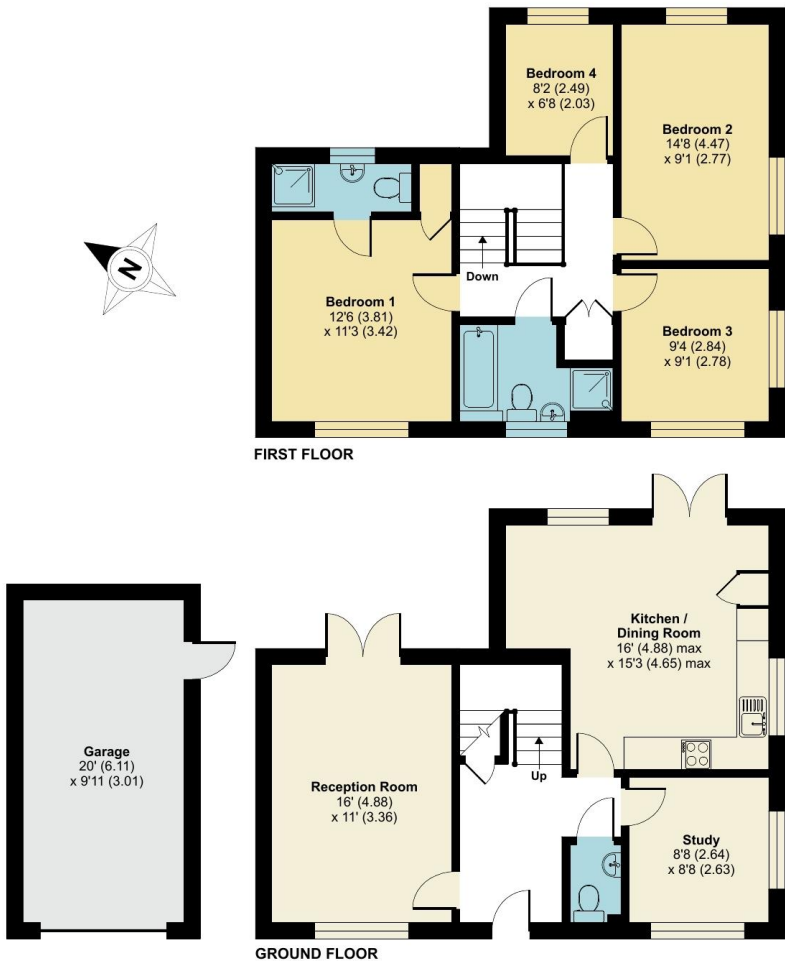


Gardner Avenue, Ludgershall, Andover, SP11

Approximate Area = 1268 sq ft / 117.7 sq m  
Garage = 200 sq ft / 18.5 sq m  
Total = 1468 sq ft / 136.3 sq m  
For identification only - Not to scale

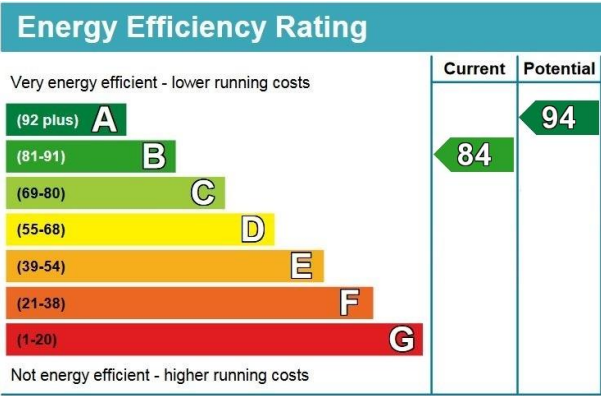


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1296446



Gardner Avenue, Ludgershall

Guide Price £450,000 Freehold



- Entrance Hall
- Living Room
- Study
- 3 Further Bedrooms
- Garage & Driveway
- Cloakroom
- Kitchen/Dining Room
- Master Bedroom Suite
- Bathroom
- Landscaped 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:**  
Built in 2022, this impressive, detached, home is situated on the outskirts of Ludgershall, offering a peaceful setting near a green space while remaining conveniently close to the village centre. The beautifully presented interior features an entrance hall, cloakroom, a spacious living room with French doors opening onto the garden, a versatile study or playroom, and a stylish open-plan kitchen/dining area with garden access. Upstairs, the property offers a master bedroom with an en-suite shower room, three additional bedrooms, and a family bathroom. Outside, there is driveway parking leading to a garage at the front, and a landscaped, partly walled garden to the rear.

**LOCATION:**  
Ludgershall offers a range of amenities, including a supermarket, a Post Office, newsagents, various shops, including a traditional butchers' shop, a church and schools catering for all age groups, including The Wellington Academy, 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 the market town of Marlborough are also nearby, whilst the A303 is close at hand, offering access to both London and the West Country.

**ACCOMMODATION:** Front door into:

**ENTRANCE HALL:**  
Stairs to first floor with understairs cupboard and doors to:

**CLOAKROOM:**  
WC and wash hand basin.

**LIVING ROOM:**  
French doors to garden.

**STUDY/PLAYROOM:**  
Windows to front and side.

**KITCHEN/DINING ROOM:**  
Double aspect with French doors to garden. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink with drainer. Inset gas hob with extractor over and eye level double oven/microwave. Integral dishwasher and fridge/freezer, space and plumbing for washing machine and cupboard with wall mounted boiler. Generous space for dining table and chairs.

**FIRST FLOOR LANDING:**  
Access via ladder to part boarded loft, airing cupboard and doors to:

**MASTER BEDROOM:**  
Window to front. Fitted wardrobe cupboard and door to:

**ENSUITE SHOWER ROOM:**  
Window to rear. Shower cubicle, wash hand basin and WC.

**BEDROOM 2:**  
Windows to rear and side.

**BEDROOM 3:**  
Windows to front and side.

**BEDROOM 4:**  
Window to rear.

**BATHROOM:**  
Window to front. Panelled bath, separate shower cubicle, wash hand basin and WC.

**OUTSIDE:**  
To the front there is an area of pebbles with a path to the front door. A driveway offers parking for several cars and access to the **GARAGE** with up and over door, power and light.

**REAR GARDEN:**  
The landscaped rear garden is enclosed with a mixture of wall and fencing. Patio area adjacent to the property leading to an area of lawn with shrub borders. There is a further seating area to the rear, a personal door to the garage and gated access to the front.

**TENURE & SERVICES:**  
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is an additional estate charge.

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.

