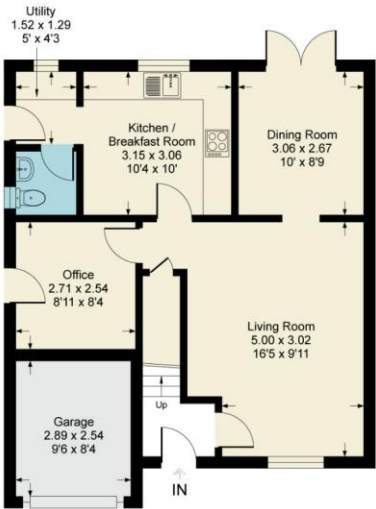
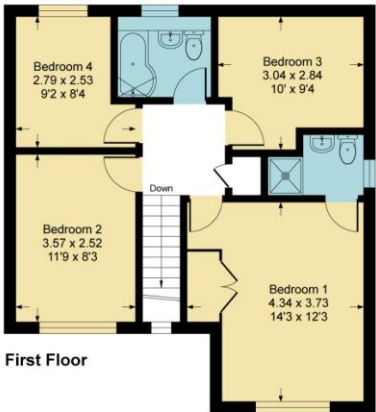
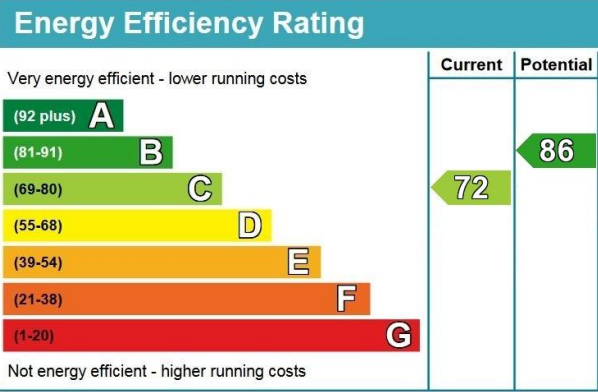


Cornflower Way, SP11
Approximate Gross Internal Area = 108 sq m / 1163 sq ft
Approximate Garage Internal Area = 7 sq m / 76 sq ft
Approximate Total Internal Area = 115 sq m / 1239 sq ft



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.



Cornflower Way, Ludgershall **Guide Price £437,000 Freehold**

- Living Room
 - Kitchen/Breakfast Room
 - Office
 - 3 Further Bedrooms
 - Enclosed Garden
- Dining Room
 - Utility & Cloakroom
 - Master Bedroom Suite
 - Bathroom
 - Parking & Partial Garage

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 modern detached home is situated on the outskirts of Ludgershall, offering convenient access to the village centre. The well-maintained interior features an entrance hall, spacious living room, separate dining room, and a kitchen/breakfast room with adjoining utility and cloakroom. A portion of the original garage has been thoughtfully converted into a home office. Upstairs, the master bedroom benefits from an en-suite shower room, accompanied by three additional bedrooms and a family bathroom. Outside, the property offers ample driveway parking leading to a partially retained integral garage, and a low-maintenance 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:

HALLWAY:
Stairs to first floor, coat hanging and door to:

LIVING ROOM:
Window to front. Understairs storage cupboard and open access to:

DINING ROOM:
French doors to garden.

KITCHEN/BREAKFAST ROOM:
Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer and water softener. Inset gas hob with extractor over and double oven below. Space and plumbing for washing machine and American style fridge/freezer. Arch to:

UTILITY ROOM:
Window to rear and side door to garden. Solid wood work surface with space and plumbing below for washing machine and tumble drier. Cupboard with wall mounted boiler and door to:

CLOAKROOM:
Window to side. WC and wash hand basin.

FIRST FLOOR LANDING:
Window to front. Access via ladder to boarded loft, airing cupboard with hot water tank and doors to:

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

ENSUITE SHOWER ROOM:
Window to side. Shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2:
Window to front.

BEDROOM 3:
Window to rear.

BEDROOM 4:
Window to rear.

BATHROOM:
Window to rear. P shaped bath with shower over, wash hand basin, WC and heated towel rail.

OUTSIDE:
Two the front there is a block paved driveway offering parking for three cars and gated acces to the rear garden. There is a partial integral **GARAGE** with up and over door, power and light.

REAR GARDEN:
Enclosed garden with a patio area adjacent to the house and extending to the side with an outside tap. The remainder is laid to lawn with gated access to a wooded coppice to the side.

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

