



4 Rockrose Court, Ludgershall, Andover, SP11 9TQ
Asking Price £450,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This attractive detached home offers a spacious and well-balanced layout ideal for modern family living. The ground floor centres around a generous kitchen/dining room at the rear of the property, featuring double doors that open directly onto the garden, creating a bright and sociable hub of the home. To the front sits a comfortable sitting room with its own set of French doors, giving the space a light and open feel. A separate study is positioned off the hallway, providing a quiet and private room perfect for home working or additional living space. The ground floor also benefits from a practical cloakroom.

Upstairs, the home offers four bedrooms arranged around a central landing. The main bedroom sits to the front of the house, while the remaining three bedrooms provide excellent versatility for family, guests, or hobbies. A well-appointed family bathroom serves all bedrooms.

Outside, the property enjoys an enclosed rear garden with a lawn and patio area ideal for outdoor dining and relaxation. To the front, a driveway offers convenient parking and enhances the home's welcoming kerb appeal.

This well-planned property delivers generous living spaces, multiple reception options, and four bedrooms, making it an ideal choice for growing families or those seeking flexible accommodation in a popular residential setting.





Ludgershall offers supermarkets, restaurants, café, surgery, and award-winning butchers, with the Wellington Academy offering nursey, primary and secondary schooling. As far as communications are concerned, the village is well placed for the A303 and M3, and the nearby Andover and Grateley train stations provide services to London Waterloo, with Pewsey station providing access to London Paddington. Andover is approximately 8 miles, Pewsey is approximately 10 miles, Marlborough is approximately 14 miles and Salisbury is approximately 18 miles.





APPROXIMATE GROSS INTERNAL AREA = 1223 SQ FT / 113.6 SQ M



GROUND FLOOR
660 SQ FT / 61.3 SQ M

FIRST FLOOR
563 SQ FT / 52.3 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1260775) Produced for Graham & Co

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Energy Efficiency Rating table showing current and potential ratings from A to G, with a current rating of 66 and a potential of 84.

Tax Band: E



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