

## Castle Court, SP11

Approximate Gross Internal Area = 133.7 sq m / 1440 sq ft  
 Approximate Garage Internal Area = 13.1 sq m / 142 sq ft  
 Approximate Total Internal Area = 146.8 sq m / 1582 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.



## Castle Court, Ludgershall

Guide Price £385,000 Freehold



### Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

	Current	Potential
	77	78

- **Glazed Porch**
- **Living Room**
- **Cloakroom**
- **4 Bedrooms**
- **Garage**

- **Hallway**
- **Kitchen/Dining Room**
- **Snug**
- **Bathroom & WC**
- **Garden with Views**

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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**DESCRIPTION:** This semi-detached house is located on the edge of the village of Ludgershall bordering open fields yet within walking distance of all the amenities the village has to offer. The spacious accommodation comprises glazed entrance porch, hallway, cloakroom, double aspect living room, kitchen/dining room, a snug, four bedrooms and a bathroom with a separate WC. To the front there is an area of lawn with a gated path to the front door and a garage whilst to the rear there is a wrap around garden which is mainly laid to lawn with a shed and gated access to open countryside and Collingbourne Woods.

**LOCATION:** Ludgershall offers a range of amenities including a supermarket, post office, newsagents, various shops, a church and schools 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 market town of Marlborough are within close proximity whilst the A303 is close at hand offering access to both London and the West Country.

**ACCOMMODATION:** Door into glazed entrance porch with door to:

**HALLWAY:** Stairs to first floor and doors to:

**LIVING ROOM:** Windows to front and rear and contemporary electric fire. Door to:

**REAR LOBBY:** Door to garden and door to:

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

**KITCHEN/DINING ROOM:** Windows to rear and side. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for free standing cooker, space and plumbing for washing machine and dishwasher, space for fridge/freezer and breakfast bar with open access to **DINING ROOM** with window to front. Open access to:

**SNUG:** Window to front, patio doors to the side and parquet flooring.

**FIRST FLOOR LANDING:** Loft access and doors to:

**BEDROOM 1:** Double aspect with views over countryside. Range of fitted wardrobe cupboards including a dressing table.

**BEDROOM 2:** Window to front and fitted wardrobe cupboard with sliding mirror doors.

**BEDROOM 3:** Window to front and fitted wardrobe cupboard with sliding mirror doors.

**BEDROOM 4:** Window to rear.

**BATHROOM:** Window to rear. P shaped bath with rainfall shower over and wash hand basin.

**WC:** Window to rear and WC.

**OUTSIDE:** To the front there is an area of lawn enclosed by picket fencing with flowers and shrubs. A gated path leads to the front door. There is also a garage with an up and over door and a rear door to the garden.

**REAR GARDEN:** The garden wraps around the house with open access to the front. There is a patio area to the side with a new shed whilst the remainder is laid to lawn with gated access to open countryside and Collingbourne Woods.

**TENURE & SERVICES:** Freehold. Mains water, drainage and electricity are connected. Heating via air source heat pump (newly installed and under warranty) to radiators (smart system with zones). The property also benefits from solar panels which contribute towards the energy costs.

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.

