



8 Spray Leaze, Ludgershall, Andover, SP11 9PH
Asking Price £375,000



8 Spray Leaze, Ludgershall Andover, Asking Price £375,000

PROPERTY DESCRIPTION BY Miss Molly Scruton

This attractive detached three bedroom family home is set within a quiet and established residential setting and offers well-balanced accommodation arranged over two floors, ideal for modern family living.

The ground floor provides a welcoming entrance hall leading to a generous sitting room filled with natural light, creating an excellent space for both relaxing and entertaining. A separate dining room sits adjacent to the kitchen, offering a practical and sociable layout, while the kitchen itself is thoughtfully arranged with access to a utility room and additional storage. A ground floor bedroom adds flexibility, making the home well suited for guests, multi-generational living or home working.

Upstairs, the property offers two further well-proportioned bedrooms, including a spacious principal bedroom, along with a family bathroom. Useful eaves storage enhances practicality and maximises space. And a family shower room.

Externally, the home is complemented by a well-maintained garden providing a pleasant outdoor space for relaxation and entertaining. A driveway and detached garage offer ample parking and storage, while the overall setting enjoys a sense of privacy and outlook beyond neighbouring properties.

A well-presented and versatile family home offering comfort, space and a convenient layout in a desirable residential location.



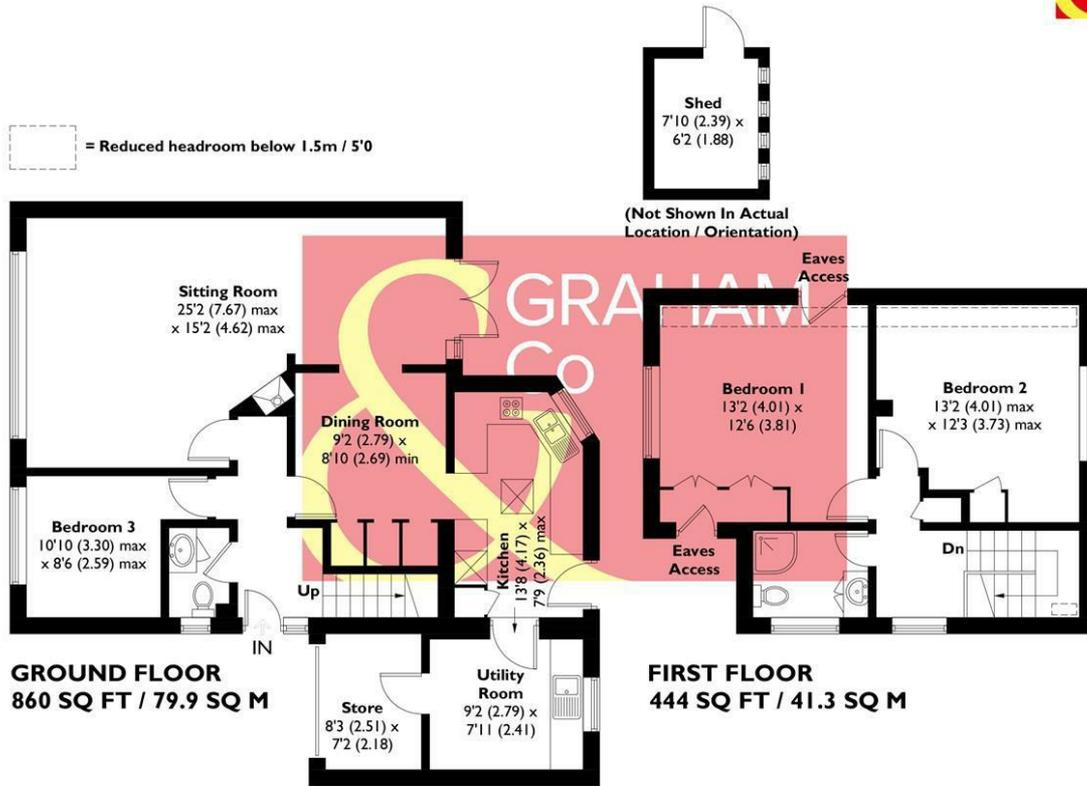


Ludgershall offers supermarkets, restaurants, café, surgery, and award-winning butchers, with the Wellington Academy offering nursery, primary and secondary schooling. As far as communications are concerned, the village is well placed for the A303 and M3, and the nearby Andover and Grateley train stations 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 = 1304 SQ FT / 121.2 SQ M
SHED = 49 SQ FT / 4.6 SQ M
TOTAL = 1353 SQ FT / 125.8 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 (ID1279349)
Produced for Graham & Co

MORTGAGE ADVICE Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380

www.atmmortgages.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	52	67
	EU Directive 2002/91/EC	

Tax Band: D



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

01264 356500

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

