



37 Wood Park, Ludgershall, Andover, SP11 9NS
Asking Price £279,950



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Situated in a quiet and sought-after position within Wood Park, Ludgershall, this well-presented three-bedroom terraced home offers generous living space, well-maintained gardens, and a pleasant outlook over a small playing field to the front – perfect for families or those looking to enjoy a peaceful yet conveniently located setting. As you enter the property, you are welcomed by a spacious hallway that provides access to all ground floor accommodation, including a bright and inviting living room, a well-sized kitchen/diner ideal for family meals or entertaining guests, a practical downstairs cloakroom, and a rear porch. The ground floor also benefits from useful under-stairs storage and a separate built-in cupboard, ensuring plenty of space to keep things tidy and organised. The first floor offers three well-proportioned bedrooms, each featuring built-in storage. A modern three-piece family bathroom and a separate airing cupboard complete the upper level, providing everything a growing family could need.

Outside, the front garden is primarily laid to lawn and enjoys a lovely outlook across the nearby green. To the rear, the private garden is laid to patio and enhanced by a variety of established trees and flowering plants, creating a peaceful space to relax or entertain. The garden also offers direct access to a useful potting shed, a garage, and a rear driveway, ensuring both convenience and practicality.

This charming home is ideally located close to local amenities, schools, and transport links, and offers an excellent opportunity for buyers seeking space, storage, and a family-friendly environment.

Early viewing is highly recommended to fully appreciate all this property has to offer.



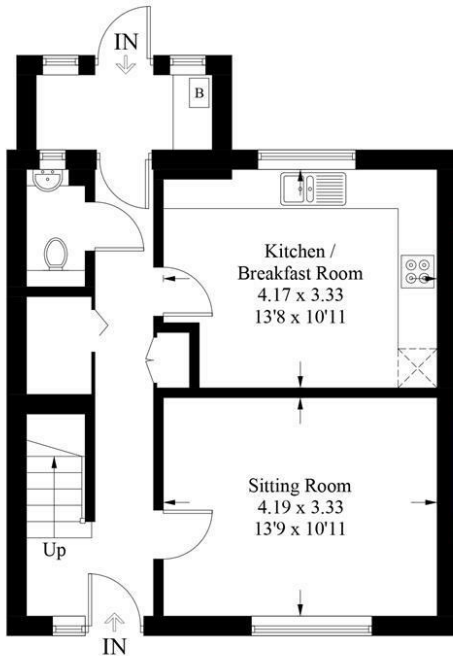


Ludgershall offers supermarkets, restaurants, café, surgery, and award-winning butchers, with the Wellington Academy offering nursey, primary and secondary schooling. As far as communications are concerned, the village is well placed for the A303 and M3, and the nearby Andover and Grateley train stations 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.

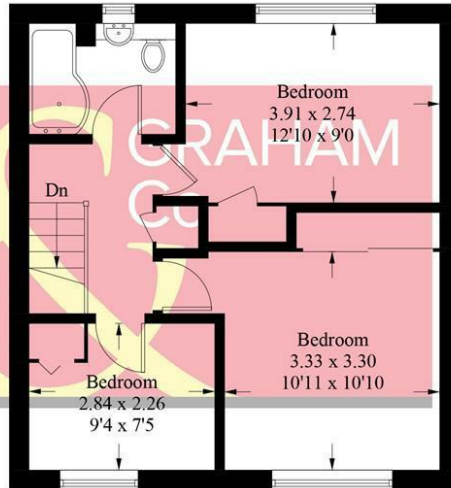


Wood Park, SP11

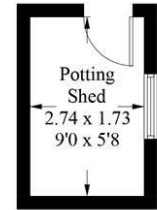
Approximate Gross Internal Area = 90.5 sq m / 974 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Potting Shed = 4.8 sq m / 52 sq ft
 Total = 107.8 sq m / 1133 sq ft



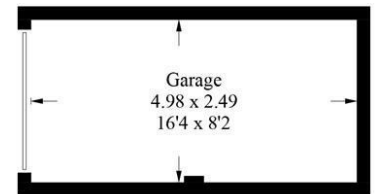
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1194342)

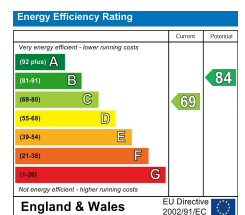
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