



7 Foxtail Gardens, Ludgershall, SP11 9TB
Asking price £350,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a cul-de-sac location in the popular town of Ludgershall to the west side of Andover, Graham & Co are delighted to bring to the market this modern four bedroom detached family home with accommodation over three floors which has been upgraded by the present owners to a high standard. The property itself benefits from an entrance hall and cloakroom, modern fitted kitchen with built-in appliances and separate utility, open plan living room and dining room leading to the conservatory. To the first floor there are three bedrooms with the master having en-suite shower room and family bathroom, stairs lead to the second floor having a forth bedroom suite and dressing room/study area. Outside a double driveway leads to large store with the rear garden itself well landscaped having large entertaining decked area, lawn, workshop all enclosed by fencing.





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.



Foxtail Gardens, SP11

Approximate Gross Internal Area = 141.9 sq m / 1527 sq ft



Ground Floor

First Floor

Second Floor

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 (ID746562)

DIRECTIONS

Proceed into the village and pass the High Street and War Memorial on your right-hand side. Continue over the railway bridge and turn immediately left into Astor Crescent. Continue along Astor Crescent and towards the end turn right and Foxtail Gardens will be on your left hand side.

Energy Efficiency Rating		Current	Potential
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			
England & Wales		63	76
EU Directive 2002/91/EC			

Tax Band: E



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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.