



LADYSFIELD

Wiremead Lane, East Cholderton, Andover, Hampshire, SP11 8LR

TO LET
£4,000 PCM



Ladysfield

Wiremead Lane, East Cholderton, Andover, Hampshire, SP11 8LR

Andover 4 miles | Salisbury 17 miles | Winchester 21 miles | London Waterloo from Andover Station 75 minutes | Mileages and times approximate

A generous and well-presented 5-bedroom detached family home, set within 1.6 acres of land and located in in the Test Valley

THE PROPERTY

A substantial detached family house situated in a peaceful hamlet. Ladysfield benefits from spacious living accommodation and 1.6 acres of private, mature gardens.

The property briefly comprises a spacious modern kitchen with quartz work surfaces, central island and sunny views over the gardens. The drawing room and sitting room, both have working fireplaces and doors to the gardens. Also downstairs is a cloakroom, boot room and utility room.

Upstairs is the master suite which includes a dressing room and an en suite shower room. The second bedroom also includes an en suite bathroom. Bedrooms 3 and 4 are good sized double bedrooms, with bedroom 5 overlooking the front aspect. The family bathroom includes a bath and separate shower.

Outside is the long gravel driveway leading to ample parking in front of the garage. The beautiful lawned gardens include herbaceous borders, hedging and mature trees as well as a vegetable bed and greenhouse.

ADDITIONAL INFORMATION

Services
Mains water and electricity
Oil fired central heating
Private drainage £15 per month
Broadband: Superfast available (not currently connected) - Ofcom
Mobile phone coverage: Good mobile phone coverage - Ofcom

Local Authority
Test Valley Borough Council, band G

EPC
E 40

Pets
Considered, rent may vary

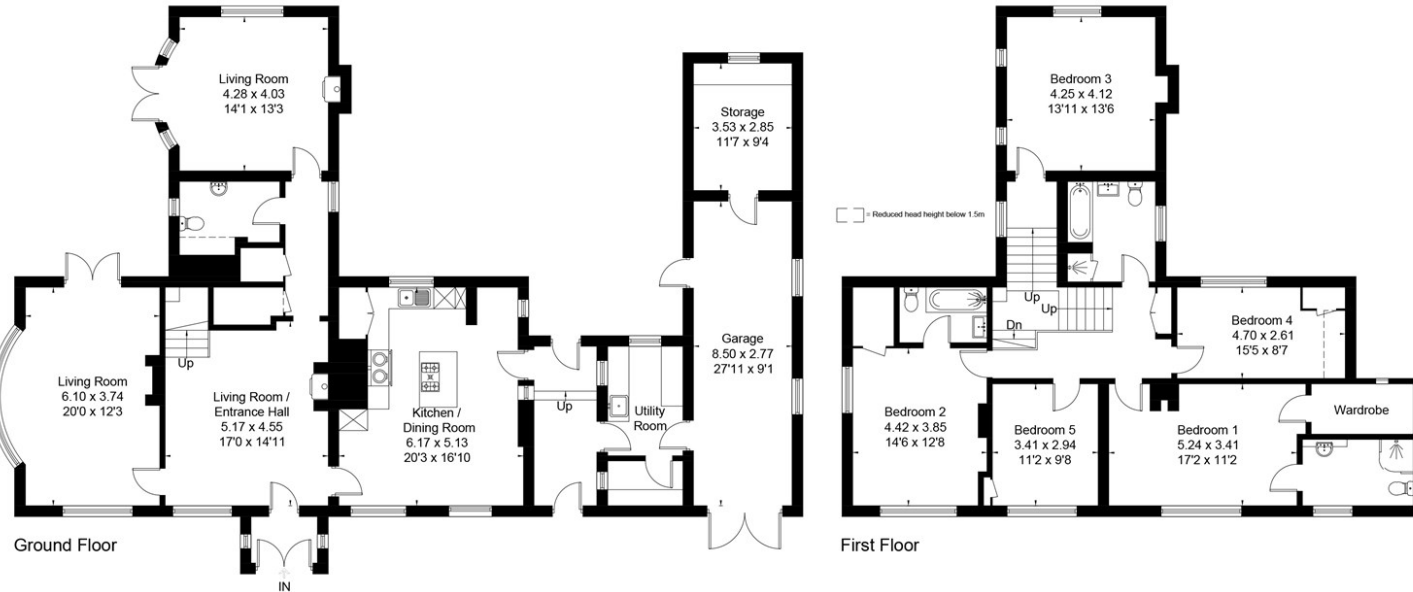
Deposit
Holding deposit £980
Security deposit £4,903

Directions

From Andover, take the A303 heading west. Take the junction signposted Kimpton, Fyfield, Thruxton village only and E. Cholderton. At the end of the slip road, turn right and proceed into East Cholderton. Take the third turning on the right into the driveway for Ladysfield, and follow the drive up to the house



Approximate Area = 300.6 sq m / 3236 sq ft and Garage
Including Limited Use Area (4.7 sq m / 50 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 322871

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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