



LADYSFIELD

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

TO LET

£4,250 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

5 bedrooms

A generous and well-presented 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.

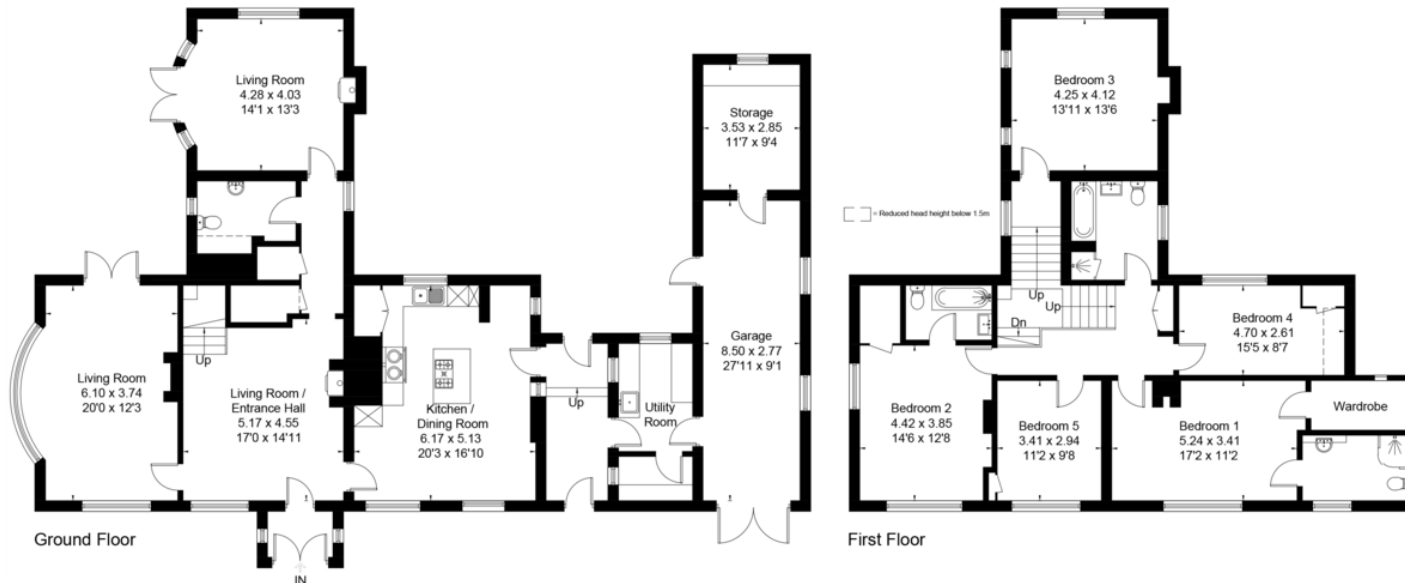
Upstairs is the master suite which includes a dressing room and an en suite shower room. The second bedroom also includes an en suite bathroom. Bedrooms 3 and 4 are good sized double bedrooms, with bedroom 5 overlooking the front aspect. The family bathroom includes a bath and separate shower.

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.

The house is situated in East Cholderton, an attractive village in the Test Valley, surrounded by open countryside. Grateley Station is within easy reach, about 4 miles away. The villages of Thruxton and Amport (both of which have a primary school and public house – Amport C of E Primary is one of the highest rated in the country and Farleigh School is within a short drive), and is within convenient reach of the A303 which allows easy access to London and the West Country. The White Horse public house in Thruxton is within a short walk of the property and there are also many delightful walks nearby amongst the water meadows, designated as an Area of Outstanding Natural Beauty. Andover offers a comprehensive range of shopping, educational and leisure facilities.



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



ADDITIONAL INFORMATION

Services

Mains water and electricity. Oil fired central heating. Private drainage £15 per month

Local Authority

Test Valley Borough Council, band G

EPC

E 40

Pets

Considered, rent may vary

Deposit

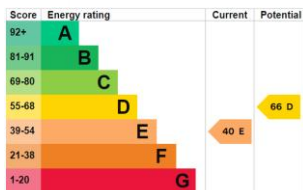
Holding deposit £980

Security deposit £4,903

Broadband: Superfast available (not currently connected) - Ofcom
Mobile phone coverage: Good mobile phone coverage - Ofcom

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.



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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