



**ENFIELD HOUSE, ANDOVER ROAD**  
**FABERSTOWN, LUDGERSHALL**

**EVANS & PARTRIDGE**































# ENFIELD HOUSE, ANDOVER ROAD, FABERSTOWN, LUDGERSHALL, ANDOVER, SP11 9PD

**A LARGE DETACHED FAMILY HOUSE PROVIDING SPACIOUS AND BEAUTIFULLY PRESENTED ACCOMMODATION WITH AN ATTRACTIVE LANDSCAPED REAR GARDEN FEATURING A WALL FRONTAGE LARGE GATED DRIVE AND DOUBLE GARAGE**

**WELL PRESENTED ACCOMMODATION  
THREE RECEPTION ROOMS  
EXCELLENT KITCHEN / BREAKFAST AND UTILITY  
FOUR BEDROOMS - TWO EN SUITE - BATHROOM  
AMPLE PARKING AND DOUBLE GARAGE  
ATTRACTIVE GARDENS**

**OFFERS INVITED AROUND: £700,000 Freehold**

## **DESCRIPTION**

A tastefully modernised, well appointed detached family house. Comprising reception hall and cloakroom, dual aspect sitting room with fireplace, spacious L-shape living/dining room with bar/serving area linking through to a large kitchen/breakfast room and separate utility. There is also a study, or potential fifth bedroom, on the ground floor. The first floor includes a principal bedroom with luxury en suite, guest en suite bedroom, two further bedrooms and a modern family bathroom. Outside is an impressive gated driveway and attractive landscaped gardens.

## **LOCATION**

The property is situated in Faberstown on the edge of Ludgershall which is situated approximately 7 miles to the west of Andover on the edge of Salisbury Plain and offers many local amenities; including a small supermarket, two public houses, primary and secondary schools and two doctors' surgeries. Tidworth, two miles to the west, has an excellent leisure centre and two further supermarkets. A mainline rail service to London (Waterloo in about an hour) available from Andover. The A303 to the West Country and London (via the M3 motorway) is within easy reach.

## **ACCOMMODATION**

### **Approach**

Shingled access leads to a wide porch supported by post with climbing wisteria. The porch has paved flooring, an overhead light, and a hardwood panel door into:

### **Reception Hall**

L-shaped, staircase with balustrade on one side with a central runner rising to the first floor. Deep understairs storage cupboard. Alcove ideal for hanging coats. The flooring is herringbone oak. LED downlighters. Double doors lead into the sitting room, further panel doors open to the study/playroom and cloakroom. Wide opening connects to the living/dining area through to the kitchen.



<b>Cloakroom</b>	Washstand with stone top and moulded basin, corner mixer tap and cupboards beneath. WC. Ceramic tile flooring. Obscure glazed window, towel rail, LED downlighters.
<b>Sitting Room</b>	A large square dual aspect reception room featuring a moulded stone fireplace with raised hearth housing a Jet Master fire. Wide bay window to the front aspect with deep display sill and two windows to side aspect. Oak flooring. Central ceiling and wall light points.
<b>Study / Playroom</b>	Versatile space that could serve as a ground floor double bedroom. Window to side aspect, central pendant light. Oak flooring.
<b>Living / Dining Room</b>	Spacious L-shaped living and entertaining area featuring a corner bar/serving area with polished quartz work surfaces and upstand. A range of navy blue high and low-level cupboards and drawers, high-level display shelving and open-fronted wine storage. Circular stainless steel Butler's sink with mixer tap, space for tall fridge freezer, integrated dishwasher. Herringbone oak flooring throughout. Two pendant lights. Tall casement windows to side aspect. LED downlights around the serving area. Wide opening into:
<b>Kitchen / Breakfast Room</b>	Light, airy, and well-appointed, with extensive polished quartz work surfaces, matching upstand and a wide peninsula unit with a long breakfast bar. Navy coloured high and low level cupboards and drawers, including deep pan drawers. Stainless steel 1½ bowl Neptune sink unit with central mixer tap, instant boiling water tap, and quartz drainer. Twin integrated Siemens ovens with large warming drawers beneath, central Siemens combination oven/microwave with warming drawer, full size integrated fridge, freezer, and dishwasher. Four-zone induction hob with Faber extractor hood and light above. Oak flooring. Large central lantern with concealed surrounding lighting, LED downlighters. Side aspect window, full-height casement window/narrow door to the rear garden, and part-glazed stable-style door to the driveway. Panel door into:
<b>Utility Room</b>	Belfast style sink with mixer tap above L-shaped roll top work surfaces and matching upstand. Range of high and low-level cupboards and drawers. Space and plumbing for washing machine with room above for tumble dryer. Side aspect window. LED downlighters. Water softener.
<b><u>First Floor</u></b>	
<b>Central Landing</b>	Long balustrade overlooking the stairwell, pendant light space above stairs, loft hatch, double doors to deep airing cupboard housing pressurized hot water cylinder with slatted shelving. Further doors lead to:
<b>Principal Bedroom</b>	Spacious L-shaped double bedroom with wide picture window to the front. Oak flooring throughout. Comprehensive fitted wardrobes along one wall. Large mirror. Open doorway to luxury en-suite with two alcoves each featuring quartz-topped wash stands, contemporary circular basins, mixer taps, and drawers beneath. Central screen wall with large walk-in shower cubicle, overhead and handheld shower attachments. Opposite side: low level WC with concealed cistern and obscure glazed window above. Porcelain tiled flooring throughout and LED downlighters.
<b>Bedroom Two</b>	Double bedroom with picture window overlooking the rear garden. Pendant light point. Built-in double wardrobe cupboard with open-fronted double wardrobe to one side. Open doorway to en-suite with wash hand basin, mixer tap, glass sill, mirror above, low level WC, folding glass door into large tiled shower enclosure with overhead and handheld attachments. Towel radiator, LED downlighters, and tiled flooring.
<b>Bedroom Three</b>	Double bedroom with picture window to rear aspect offering far-reaching views to one side. Pendant light point. Window shutters.



<b>Bedroom Four</b>	Single bedroom with window to the front aspect with shutters, pendant light point, and oak flooring.
<b>Family Bathroom</b>	Spacious and well appointed. White suite featuring contemporary bath with corner waterfall tap and retractable handheld jet. Wide marble topped washstand with storage beneath, raised oval basin, mixer tap, tiled splashback, and electric mirror over. Curved glass-fronted shower cubicle with overhead and handheld attachments. Tiled flooring, part tiled walls, obscure glazed window, LED downlighters, and radiator.
<b>Outside</b>	Tarmac driveway accessed via electric wrought iron double gates with brick piers and decorative curved brick walls extending either side enclosing the front boundary. Substantial shingle driveway with turning area leads down the side of the house to the double garage, providing ample parking. Surrounding lawns with well-stocked herbaceous and shrub borders, featuring specimen trees including a substantial Oak at the front corner.
<b>Rear Garden</b>	Long split-level lawn with lower lawn surrounded by well-stocked borders and low decorative curved brick screening walls full of lavender, shrubs, and specimen trees. Central apple tree. Well-screened boundaries with fencing, trees, and some hedging. Paved and decked terrace area extends to the rear of the garage, ideal for entertaining and barbecues. Pond and waterfall feature (currently not in use). Further mature Oak in the rear corner. (Swim spa under decking - not in use).
<b>Double Garage</b>	Brick elevations beneath a hipped tiled roof. Wide up-and-over door with electric remote control. Light and power internally. Partitioning has created a store room accessible via a personal door opening into the rear garden.
<b>Services</b>	Mains water and drainage. Oil heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP11 9PD
<b>Council Tax</b>	F

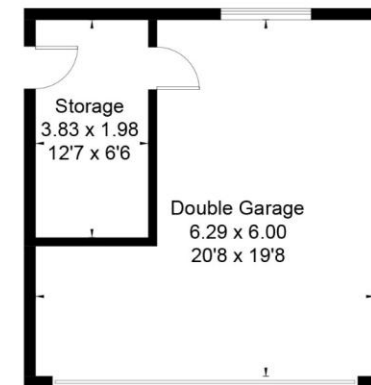
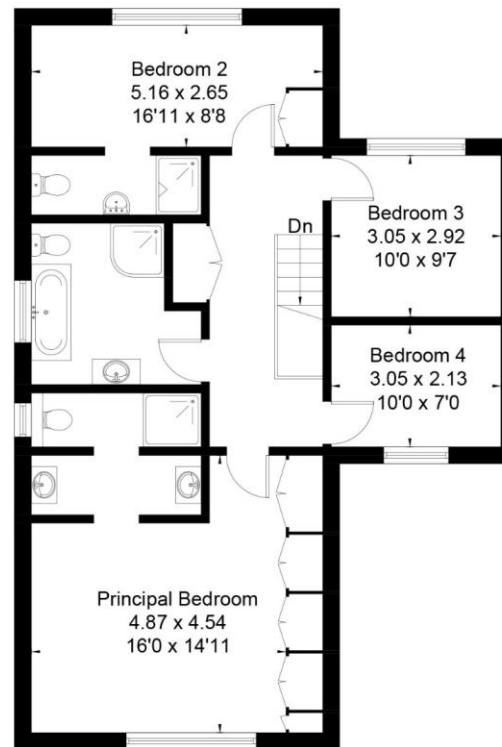
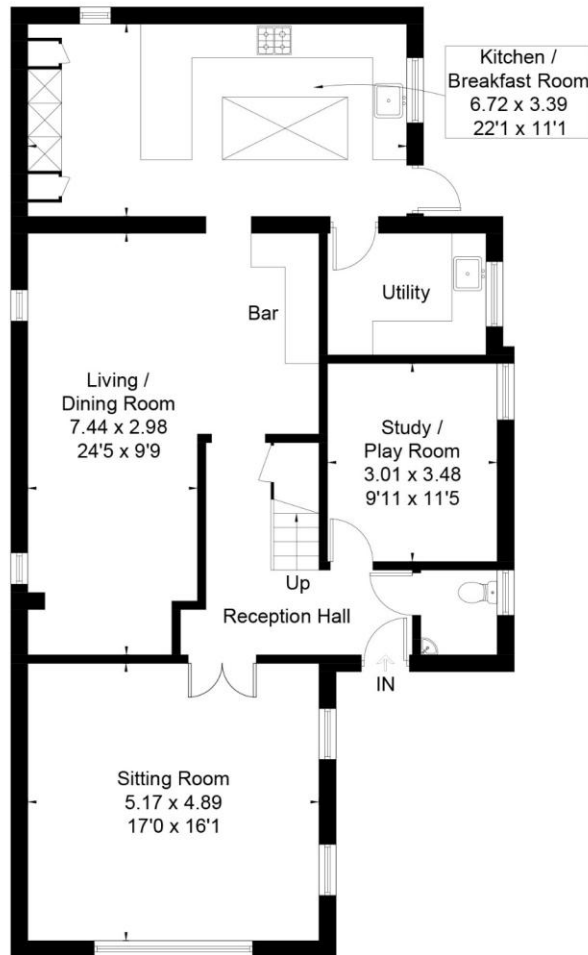
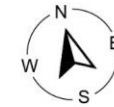
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Approximate Floor Area = 192.9 sq m / 2076 sq ft  
 Outbuilding = 37.8 sq m / 407 sq ft  
 Total = 230.7 sq m / 2483 sq ft



(Not Shown In Actual  
Location / Orientation)

## Ground Floor

## First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93331

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		