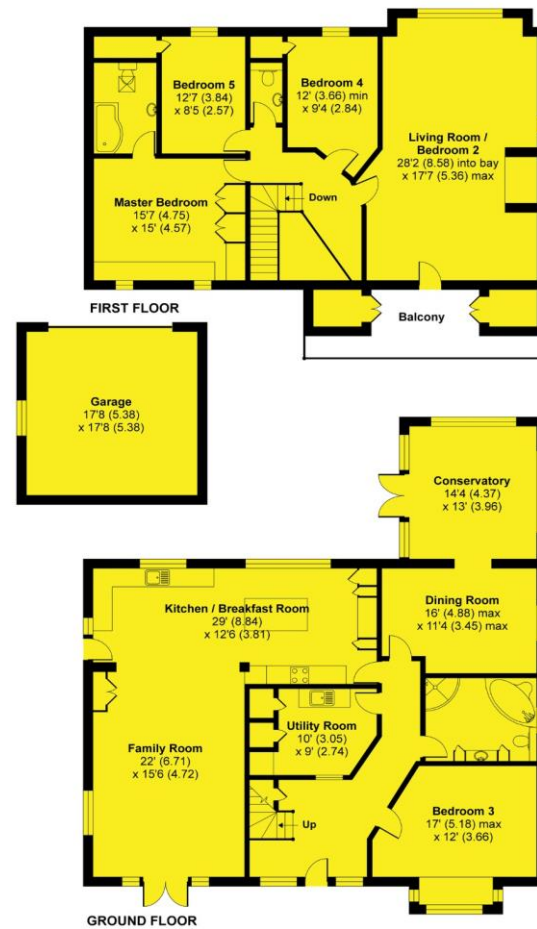




## Foxcote Road, Charlton, Andover, SP10

Approximate Area = 2980 sq ft / 276.8 sq m  
Garage = 312 sq ft / 28.9 sq m  
Total = 3292 sq ft / 305.8 sq m  
For identification only - Not to scale

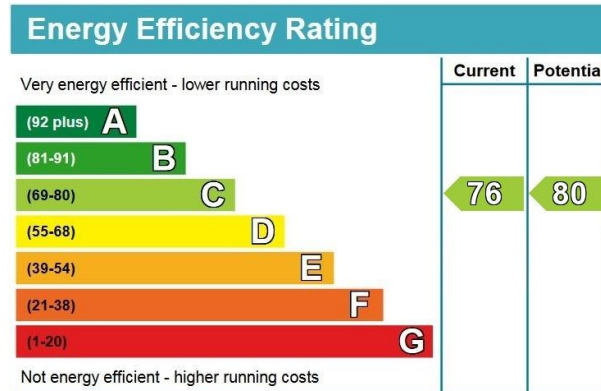


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Austin Hawk Ltd. REF: 768605



Foxcote Road, Charlton

Guide Price £845,000 Freehold



- Entrance Hall
- Conservatory
- Family Room
- 2 Bathrooms
- Double Garage

- Dining Room
- Kitchen/Breakfast Room
- 5 Bedrooms
- Generous Parking
- Large Garden

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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**DESCRIPTION:** Austin Hawk are delighted to offer this stunning detached house overlooking Charlton Lakes. The spacious accommodation offers flexible living and comprises entrance hall, dining room, conservatory, contemporary kitchen/breakfast room with bi-fold doors to the garden and open access to the family room, ground floor bedroom and bathroom, first floor living room/bedroom with sunny balcony, master bedroom with ensuite bathroom, two further bedrooms and a cloakroom. To the front there is generous parking with a double garage whilst the rear garden benefits from a wrap around patio with steps up to a large lawn.

**LOCATION:** The village of Charlton lies just to the north of Andover and benefits from a Tesco Express, a church and public house. Nearby Charlton lakes offers scenic walking, a childrens play park, sports fields, crazy golf, pitch and putt and the weekly park run. Nearby Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

**ACCOMMODATION:** Front door into LARGE ENTRANCE HALL with window to front, stairs to first floor, understairs cupboard and doors to:

**BEDROOM 3:** Window to front. Fitted wardrobe cupboards and drawers.

**BATHROOM:** Window to side. Circular jacuzzi bath, shower cubicle, WC with concealed cistern, vanity cupboards with wash hand basin and mirror, heated towel rail.

**DINING ROOM:** Window to side and arch to:

**CONSERVATORY:** Triple aspect with French doors to garden.

**KITCHEN/BREAKFAST ROOM:** Door to side and bi-fold doors to rear garden. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset electric hob with extractor over and eye level double oven and microwave. Integral dishwasher and space for American style fridge/freezer. Island/breakfast bar with inset sink, cupboards and wine cooler. Large cupboard with wall mounted boiler and open plan to:

**FAMILY ROOM:** Window to side and French doors to front.

**UTILITY ROOM:** Airing cupboard, further storage cupboard, space and plumbing for washing machine, cupboards with sink.

**FIRST FLOOR LANDING:** Light and spacious landing with window to front, loft access and doors to:

**MASTER BEDROOM:** Windows to front. Fitted wardrobe cupboards and drawers. Door to:

**ENSUITE BATHROOM:** Velux window to rear. P shaped bath with shower over, wash hand basin, low level WC and heated towel rail.

**BEDROOM 2/LIVING ROOM:** Triple aspect with French doors to BALCONY and inglenook fireplace.

**BEDROOM 4:** Window to rear and eaves storage.

**BEDROOM 5:** Window to rear and eaves storage.

**CLOAKROOM:** Velux window to rear. Vanity cupboard with wash hand basin and WC with concealed cistern.

**OUTSIDE:** To the front there is a gravelled area offering generous parking and access to the DOUBLE GARAGE with electric up and over door, power and light. Steps lead up to a paved area with gated access at both sides to:

**REAR GARDEN:** Large secluded patio area to the rear and side of the house. Wide steps lead up to a large area of lawn.

**TENURE & SERVICES:** Freehold. Mains water, gas and electricity are connected. Private drainage (septic tank). Gas central heating to radiators. Underfloor heating to hall and kitchen.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

