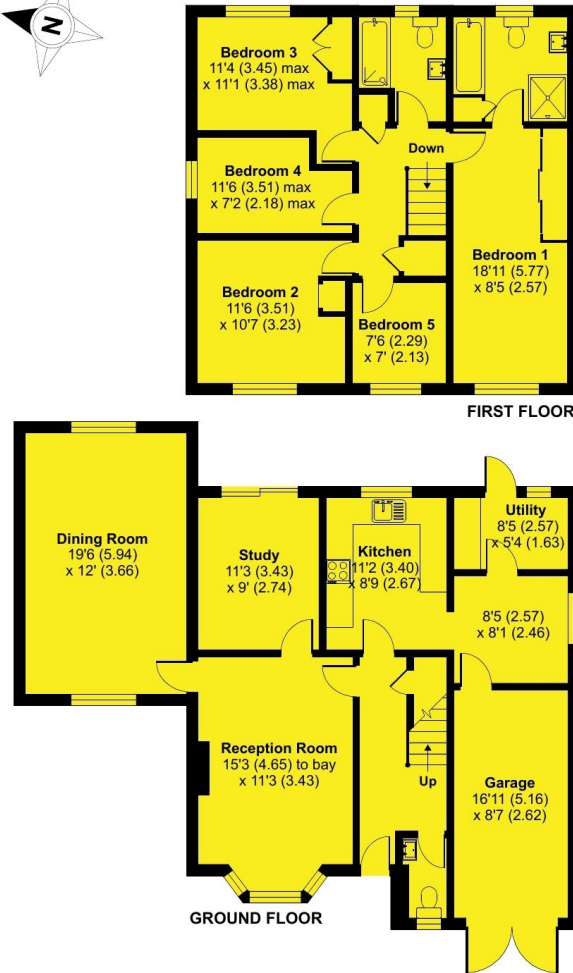


**Augustine Way, Charlton, Andover, SP10**

Approximate Area = 1651 sq ft / 153.4 sq m  
 garage = 145 sq ft / 13.5 sq m  
 Total = 1796 sq ft / 166.9 sq m  
For identification only - Not to scale

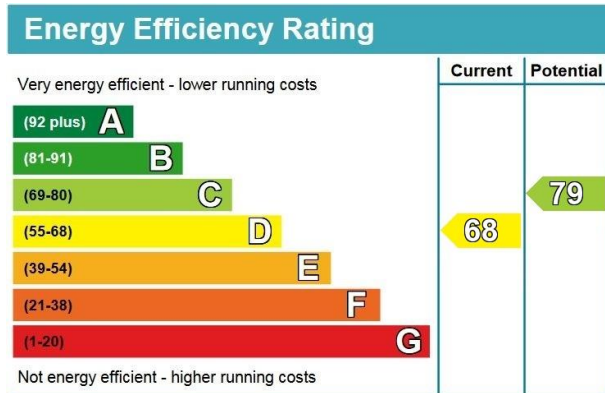


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Austin Hawk Ltd. REF: 948963



**Augustine Way, Charlton**

**Guide Price £525,000 Freehold**



- **Sitting Room**
- **Snug/Study**
- **Utility Room**
- **4 Further Bedrooms**
- **Garage & Driveway**
- **Dining Room**
- **Kitchen & Breakfast Room**
- **Master Bedroom Suite**
- **Bathroom**
- **Attractive 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.



**DESCRIPTION:** Coming to the market for the first time since it was built in 1988 this substantial, detached, house is located in a quiet cul-de-sac and is offered for sale with no onward chain. The property has been extended by the current owner and has the potential to further extend over the dining room (planning permission has been granted in the past). The spacious accommodation comprises hallway, cloakroom, sitting room, dining room, snug/study, kitchen, breakfast room, utility room, master bedroom with ensuite bathroom, four further bedrooms and a bathroom. Outside there is driveway parking leading to a garage and an attractive garden to the rear with a covered patio.

**LOCATION:** The village of Charlton lies just to the north of Andover and benefits from a Tesco Express, church and public house. The property is within walking distance of Charlton Lakes offering a range of outdoor activities. 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:** Canopy porch with front door into:

**HALLWAY:** Stairs to first floor with understairs cupboard and doors to:

**CLOAKROOM:** Window to front. WC and wash hand basin.

**SITTING ROOM:** Window to front. Brick fireplace with open fire and doors to:

**DINING ROOM:** Spacious room with windows to front and rear.

**SNUG/STUDY:** Patio doors to garden.

**KITCHEN:** Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Space for cooker with extractor over. Space and plumbing for dishwasher, space for fridge/freezer and further appliance. Cupboard with wall mounted boiler and access to:

**BREAKFAST ROOM:** Window to side. Door to garage and door to:

**UTILITY ROOM:** Window and door to rear garden. Range of eye and base level cupboards and drawers with work surfaces over. Space and plumbing for washing machine and tumble drier.

**FIRST FLOOR LANDING:** Loft access, airing cupboard with hot water tank and shelving, further storage cupboard and doors to:

**MASTER BEDROOM:** Window to front. Fitted wardrobe cupboards with mirror doors and door to:

**ENSUITE BATHROOM:** Window to rear. Panelled bath, separate shower cubicle, wash hand basin and WC.

**BEDROOM 2:** Window to rear and fitted wardrobe cupboard.

**BEDROOM 3:** Window to front and wardrobe recess with desk.

**BEDROOM 4:** Window to side.

**BEDROOM 5:** Window to front.

**BATHROOM:** Window to rear. Panelled bath with shower over, wash hand basin and WC.

**OUTSIDE:** To the front of the property there is an area of lawn and gated side access to the rear garden. A paved driveway offers parking for several cars and access to:

**GARAGE:** Double opening doors, power, light and door to utility room.

**REAR GARDEN:** Covered patio area adjacent to the house which extends to the side where there is a shed and greenhouse. The remainder is laid to lawn with shrubs.

**TENURE & SERVICES:** Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

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.

