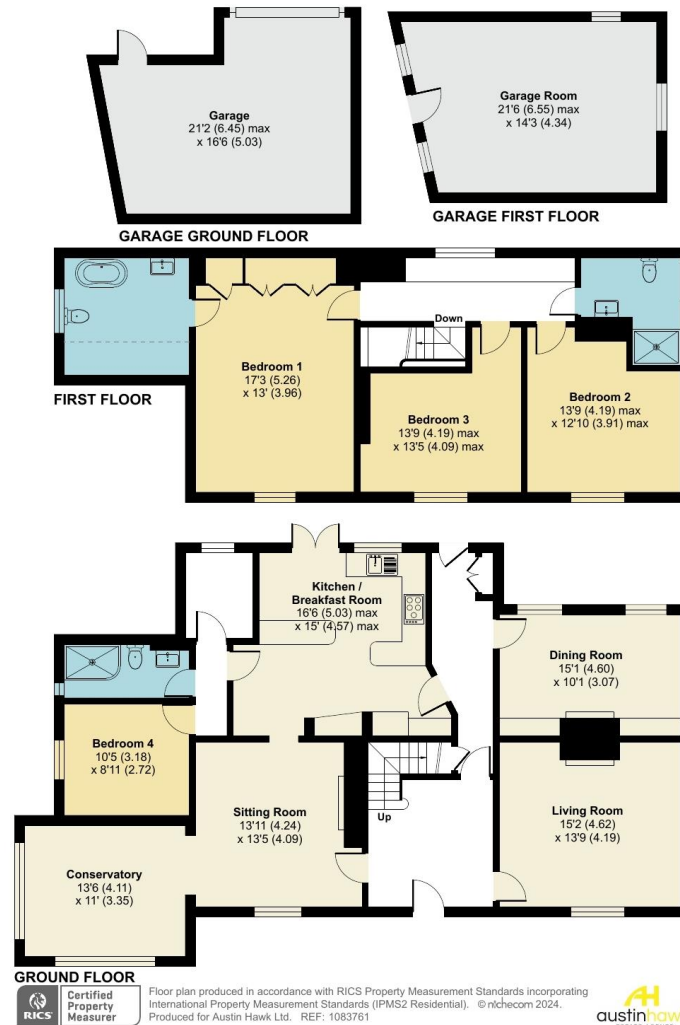


Charlton, Andover, SP10

Approximate Area = 2331 sq ft / 216.5 sq m
 Limited Use Area(s) = 30 sq ft / 2.7 sq m
 Garage = 578 sq ft / 53.6 sq m
 Total = 2939 sq ft / 272.8 sq m
 For identification only - Not to scale



Denotes restricted head height



Charlton Village, Andover

Guide Price £695,000 Freehold



- Sitting Room
- Study
- Dining Room
- 3 Further Bedrooms
- Garage & Loft Room

- Family Room
- Kitchen/Breakfast Room
- Master Bedroom Suite
- 2 Further Shower Rooms
- Mature Gardens

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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION: Stunning Grade II listed thatched cottage standing in a plot of a third of an acre. The spacious accommodation offers a wealth of character and comprises entrance hall, sitting room, study, kitchen/breakfast room, utility room, family room, dining room, cloakroom/shower room, master bedroom with ensuite bathroom, three further bedrooms and a shower room. Outside there is generous driveway parking leading to a garage with workshop and loft room and well established gardens extending to three sides of the property.

LOCATION: Charlton benefits from a Tesco Express, church, public house and Charlton Lakes leisure park. 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: Thatched porch with front door into:

ENTRANCE HALL: Stairs to first floor with understairs cupboard and doors to:

SITTING ROOM: Window to front. Fireplace with cupboards and shelves to both sides.

STUDY: Windows to rear. Fireplace with fitted cupboards and shelves to both sides.

KITCHEN/BREAKFAST ROOM: Window and French doors to rear garden. Contemporary range of eye and base level cupboards and drawers with granite work surfaces over and inset sink with drainer. Range cooker with extractor over, integral dishwasher and fridge drawers.

UTILITY ROOM: Window to rear. Wall mounted boiler and pressurised hot water cylinder. Space and plumbing for washing machine and space for fridge/freezer.

FAMILY ROOM: Window to front. Fireplace with log burner, ceiling beam and access to:

DINING ROOM: Windows to front and side.

BEDROOM 4: Window to side.

SHOWER ROOM: Window to side. Shower cubicle, wash hand basin, WC and heated towel rail.

FIRST FLOOR LANDING: Window to rear. Loft access and doors to:

MASTER BEDROOM: Window to front. Fitted cupboards and door to:

ENSUITE BATHROOM: Window to side. Free standing roll top bath, wash hand basin and WC.

BEDROOM 2: Window to front.

BEDROOM 3: Window to front.

SHOWER ROOM: Window to side. shower cubicle, wash hand basin, WC and heated towel rail.

OUTSIDE: Areas of lawn with mature shrubs and trees. A gated driveway offers generous parking and access to:

GARAGE/WORKSHOP: Up and over door, power, light and personal door. Steps lead up to a LOFT ROOM which could be converted subject to planning.

GARDEN: Patio area adjacent to the house with gated access to the road. Steps lead up to a raised area of lawn with fruit trees and a greenhouse.

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.

