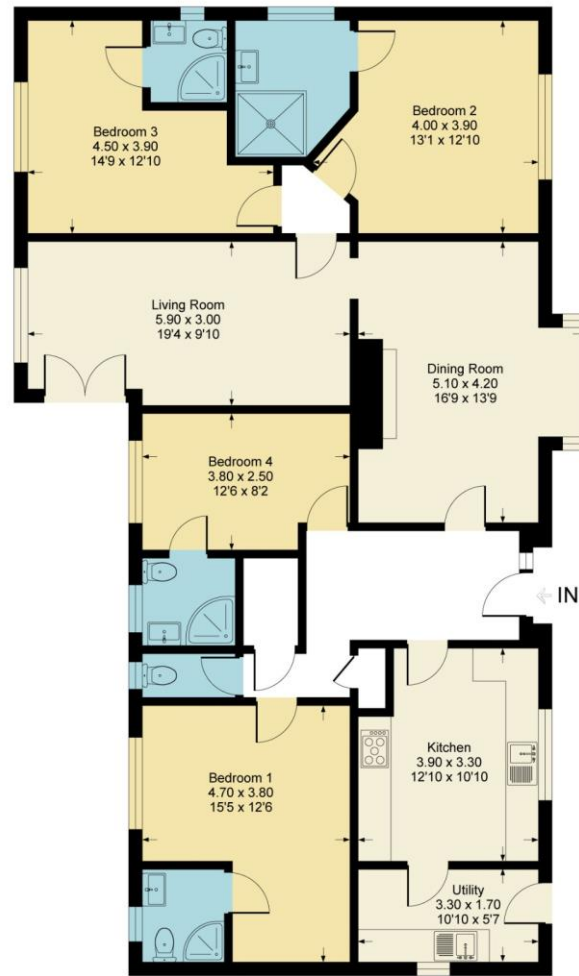


**Springfield, SP10**  
Approximate Gross Internal Area = 140 sq m / 1509 sq ft



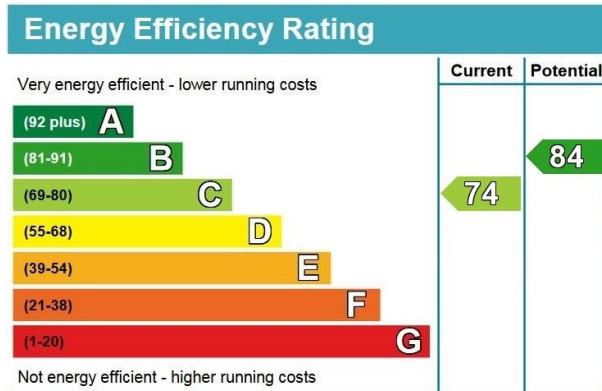
Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
Produced for Austin Hawk Ltd



**Hatherden Road, Charlton**

**Guide Price £599,950 Freehold**



- No Onward Chain
- Entrance Hallway
- Kitchen & Utility Room
- Four Ensuite Double Bedrooms
- Close to Amenities

- Bordering Open Countryside
- Two Reception Rooms
- Cloakroom
- Driveway Parking & Gardens
- Close to Mainline Railway Station

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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This unique, four-bedroomed, detached bungalow is offered to the property market with No Onward Chain. Located on the edge of Charlton village, the property benefits from driveway parking to the front within a mature garden and views over open countryside to the rear. The accommodation is particularly spacious throughout and comprises an entrance hallway, kitchen, utility room, cloakroom, two reception rooms and four double bedrooms, each with ensuite shower rooms.

The front garden is bordered by mature hedging with mature shrubs and ornamental trees. A tarmacadam driveway provides parking in front of the property with the front door opening into a centrally located entrance hallway which includes built-in cloaks storage and a built-in airing cupboard housing both a gas-fired boiler and an unvented hot water cylinder. The kitchen has a front aspect with eye and base level cupboards and drawers with solid oak work surfaces over, inset Belfast sink and a range-style cooker and integral dishwasher. The utility room adjoins the kitchen and has an external door to the front of the bungalow, its own eye and base level cupboards, solid beech worksurface, stainless steel sink and drainer, plus space for a fridge freezer and space and plumbing for two appliances.

The first reception room has a front aspect with a box bay window and includes a wood burning stove inset on a granite hearth within an original open fireplace. A doorway leads into the second reception room, which has a rear aspect and views across fields to Enham Lane. French doors lead out from this second reception room to the rear garden, with ramped path access into the garden itself. Each of the four double bedrooms have ensuite shower rooms with bedrooms one, three and four all having a rear aspect with those countryside views. Bedroom two has a front aspect and includes a generous ensuite wet room.

The property is located on Hatherden Road, just south of its junction with Mercia Avenue on the northern edge of Charlton village. The location benefits from many local amenities with open countryside and public footpaths literally on the doorstep, Andover's town centre nearby, as well as schools that cater for all age groups. Charlton village, although close to Andover, maintains a strong village feel. Local amenities include convenience stores, public houses, fast food outlets, GP and Dental practices, a hospital, a petrol station and Charlton Lakeside Leisure Park, which itself offers scenic walking, a children's play park, sports fields, crazy golf, pitch and putt and the weekly park run plus coarse fishing on the lake itself. Andover's mainline railway station is also a short distance away and offers London-bound commuters' access to Waterloo Station in just over an hour. Hatherden Road is also on a regular bus route to and from Andover's town centre.

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.

