



DESCRIPTION: Offered to the property market with No Onward Chain, this stunning detached house overlooks Charlton Lakes with spacious accommodation throughout, which has been extensively updated and offers flexible living. The very well presented accommodation comprises a spacious, light and airy entrance hall: open plan, modern, contemporary kitchen/dining room with bi-fold doors to the garden and open plan access to the living room; a ground floor double bedroom/snug: generous utility/laundry room; newly fitted bathroom; a family room leading into a conservatory; a first floor living room/bedroom with a south facing 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 terrace with steps up to a large lawn.

LOCATION The village of Charlton lies just to the north of Andover with the location benefitting from many local amenities with open countryside and public footpaths nearby. Foxcotte Road borders Charlton Lakeside Leisure Park, which offers scenic walking, a children's play park, sports fields, crazy golf, pitch and putt, weekly park runs plus coarse fishing on the lake itself. Foxcotte Road offers routes to nearby open countryside as well as being in the catchment area of the 'Outstanding' rated Portway Infant and Junior Schools. Local amenities include convenience stores, a public house, GP and Dental practices, veterinary practice and a petrol station. Nearby Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. 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, whilst the nearby A303 offers good road access to both London and the West Country. Foxcotte Road is also on a regular bus route to and from Andover's town centre.

ACCOMMODATION: Front door into a light and airy entrance hall with balcony landing. Fully glazed to the front, stairs to first floor, understairs storage cupboard and doors to:

BEDROOM THREE/SNUG: Generous double bedroom currently used as an office/snug. Bay window to the front. Adjacent to:

GROUND FLOOR BATHROOM: Newly installed, modern contemporary bathroom with a window to the side. Double walk-in shower enclosure, panelled bath, concealed cistern WC, vanity cupboards with wash hand basin and mirror as well as a heated towel rail.

FAMILY ROOM: Window to side and double doors opening into:

CONSERVATORY: Triple aspect with French doors to garden.

OPEN-PLAN KITCHEN/DINING ROOM: Door to side and bi-fold doors to rear garden. Underfloor heating. 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 and eye level double oven/grill. Newly installed integral dishwasher and washing machine plus an American style fridge/freezer. Island/breakfast bar with inset sink, cupboards and wine cooler. Large cupboard with a newly installed wall mounted gas boiler and open plan to:

LIVING ROOM: Window to side and French doors to the front.

UTILITY & LAUNDRY ROOM: Airing cupboard, further storage cupboard, space and plumbing for washing machine, worksurface over base level cupboards and drawers.

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, 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 large, 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.

