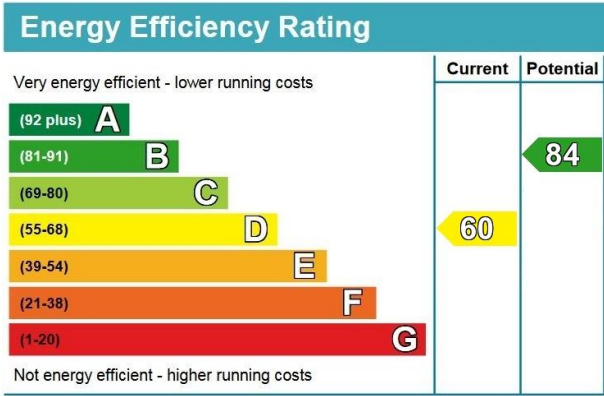


**The Cottage, SP10**  
Approximate Gross Internal Area = 148.1 sq m / 1595 sq ft  
Approximate Outbuilding Internal Area = 5.8 sq m / 63 sq ft  
Approximate Total Internal Area = 153.9 sq m / 1658 sq ft  
(excludes carport & void)



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



The Cottage, Foxcotte, Andover

Guide Price £835,000 Freehold

- Gated Parking for 8 Cars
  - Kitchen
  - Living Room
  - Ensuite
  - Substantial Vegetable Garden
- Dining Room
  - Utility
  - 4 Bedrooms
  - Rear Garden
  - Pitched Roof Car Port

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.





This beautifully extended and modernised period cottage (NOT LISTED) offers the perfect blend of classic and contemporary living. Ideal for families, the spacious accommodation comprises. Four bedrooms, including a master bedroom with a stylish en-suite bathroom, dining room perfect for family meals and entertaining. A modern kitchen equipped with up-to-date appliances and ample storage, utility room and living room providing a comfortable and inviting space to relax. Gated entrance with generous parking, pitched roof, oak framed double carport. Well maintained rear garden and a recent addition of a substantial vegetable garden that steps up to the side of the property. The property combines period character with modern upgrades, creating a warm and welcoming family home in a desirable location.

**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. In close proximity to 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 Lane offers routes to nearby open countryside as well as being in the catchment area of the 'Outstanding' rated Portway Infant School and 'Good' rated Portway Junior School. 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.

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.

