



103 Charlton Road, Andover, SP10 3FF
Asking Price £1,100,000



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PROPERTY DESCRIPTION BY Mr Nick King

Welcome to Walker House, an exceptional opportunity to acquire a truly versatile residence, combining a primary four bedroom home, a two bedroom annex and 750 square feet of B1 commercial use. This is a rare dwelling that seamlessly blends an extensive residential abode, with commercial potential, combined with the convenience of dual vehicular entrances. This property offers residential and commercial adaptability like few other in Andover.

Formerly a care home, the property has been intelligently converted to the highest standards, now offering flexible living with contemporary interiors. The primary residential element comprises of; stylish kitchen/diner meticulously designed with modern finishes and built in appliances; this space is perfect for entertaining. The adjoining living room flows effortlessly through two sets of French doors onto the covered patio and in turn the encompassing gardens, creating a seamless indoor-outdoor living experience. Beyond the kitchen/diner and living room, the main residence offers study/snug, a dedicated fitness suite, utility room, cloakroom, shower room, canine cleaning room, four double bedrooms, with ensuite facilities to the master and family bathroom. An internal lift provides increased accessibility for those with mobility needs or simply for moving your furniture in.

Complementing the main residence is an intelligently designed two-bedroom, two-bathroom interconnecting annex, offering additional living space and flexibility. The annex features its own kitchen, complete with modern appliances and ample storage, living room, two bedrooms with well-appointed ensuite bathrooms. Additionally, a further room provides versatility, potentially serving as a further bedroom, home office, dining room.

With its own separate entrance and self contained garden, the annex offers an excellent addition to the main residence. Whether utilised for complimenting the primary





Andover Profile

Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



Charlton Road, SP10

Approximate Gross Internal Area = 526.4 sq m / 5666 sq ft
 Workshop = 19.5 sq m / 210 sq ft
 Total = 545.9 sq m / 5876 sq ft
 (Including Lift / Double Garage / Annexe)



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1059765)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Tax Band:



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

