



**63 Carters Meadow, Charlton, Andover, SP10 4AF**  
**Asking Price £325,000**





## 63 Carters Meadow, Charlton Andover, Asking Price £325,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Delightful Two-Bedroom Cottage in Carters Meadow – Retirement Living with Views over Charlton Lakes Situated in one of the most desirable positions within the sought-after Carters Meadow retirement development, this charming two-bedroom cottage offers peaceful living in beautifully maintained surroundings, with views across Charlton Lakes. The property is thoughtfully designed and tastefully presented, featuring a bright and airy conservatory that opens directly onto the communal gardens – an ideal space for relaxing or entertaining. The sitting room also enjoys plenty of natural light, with a window to the side and French doors leading into the conservatory, creating a seamless flow throughout the living space. The well-appointed kitchen benefits from modern fittings and a side-facing window, while a downstairs cloakroom adds extra practicality. Upstairs, both bedrooms are generous doubles and each has the luxury of its own en-suite bathroom, offering privacy and comfort for residents and guests alike. Carters Meadow is a welcoming retirement community, conveniently located for the local amenities in Charlton, including Tesco Express, a Post Office, village pub, and a convenience shop – all just a short walk away. This lovely home is offered with no onward chain and presents a wonderful opportunity for those seeking a tranquil lifestyle in a friendly and well-cared-for setting.







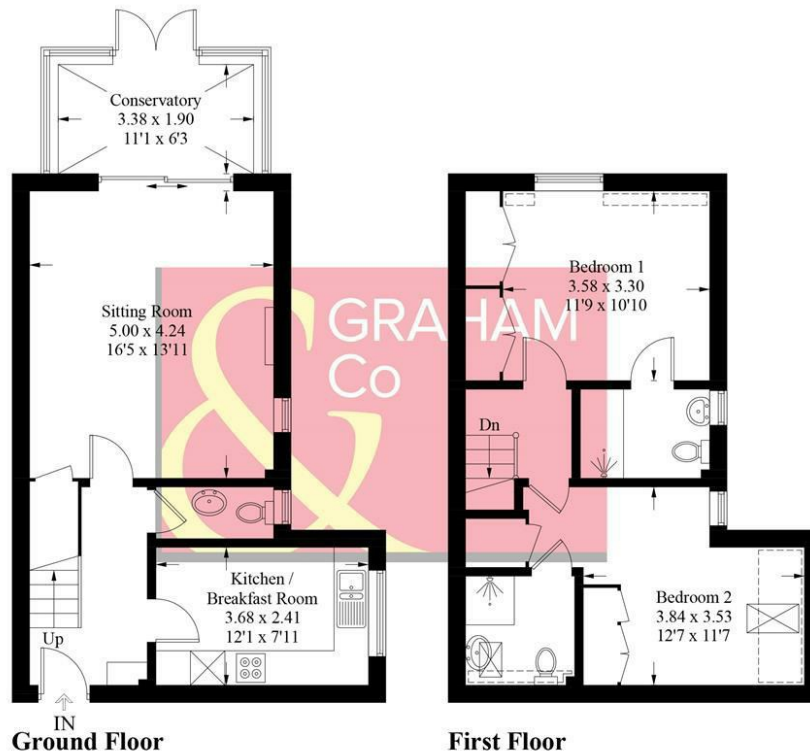
The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about an hour. The A303 provides excellent road communications to the West Country and London via the M3 motorway. Charlton Lakes are situated close at hand and offer a range of outdoor leisure facilities including mini golf and pedalos, and the lakeside pavilion also provides refreshments with an indoor and outdoor seating area.





## Carters Meadow, SP10

Approximate Gross Internal Area = 88.9 sq m / 957 sq ft



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 (ID1211938)

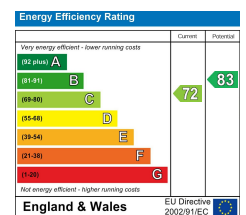
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