



20 Foxcotte Road, Charlton, Andover, SP10 4AR
Guide Price £475,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Located within the popular village of Charlton, on the outskirts of Andover, this three-bedroom link-detached bungalow presents a rare opportunity for buyers seeking a property with both immediate comfort and future potential. The property is approached via a generous driveway providing ample off-road parking, leading to an attached garage, offering both convenience and practicality. Internally, the accommodation is well arranged and comprises three well-proportioned bedrooms, a bathroom, a functional kitchen and a spacious open plan sitting/dining room, which creates a sociable and versatile living space. Large windows allow for plenty of natural light, giving the property a bright and welcoming feel throughout. The bungalow has been well cared for over the years and is perfectly liveable as it stands, whilst also offering clear scope for modernisation. For those looking to update, extend or reconfigure (subject to the usual permissions), the property provides an excellent opportunity to add value and tailor the space to individual requirements. A particular feature of the home is the generous rear garden, offering a good degree of privacy and space, ideal for those with an interest in gardening, entertaining or simply enjoying outdoor living. The plot as a whole enhances the overall appeal and sets the property apart from many others within the same price range. Offered to the market with no onward chain, this is a straightforward opportunity for a buyer to secure a well-located home with long-term potential in a highly regarded village setting.





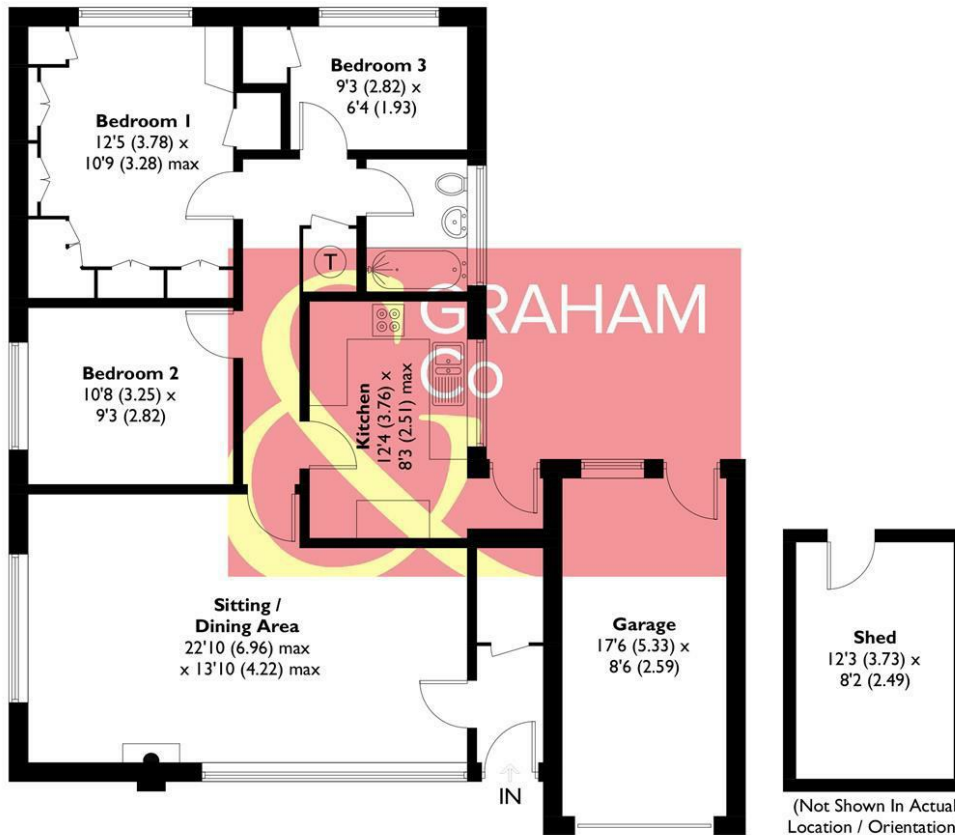
Charlton

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.





APPROXIMATE GROSS INTERNAL AREA = 932 SQ FT / 86.6 SQ M
GARAGE / SHED = 252 SQ FT / 23.4 SQ M
TOTAL = 1184 SQ FT / 110.0 SQ M



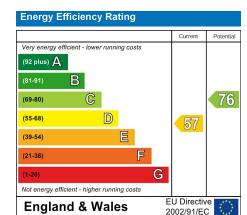
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1261329)
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