



12 Reculver Way, Charlton, Andover, SP10 4EH  
Guide Price £560,000



## 12 Reculver Way, Charlton Andover, Guide Price £560,000

### PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the charming cul-de-sac of Reculver Way, Charlton, Andover, this delightful detached house offers a perfect blend of comfort and modern living. Built between 1980 and 1989, the property boasts a spacious layout that is ideal for families seeking both space and style.

Upon entering, you are greeted by a welcoming entrance hall that leads to two well-appointed reception rooms, including a study perfect for remote work or quiet reading. The heart of the home is the open-plan kitchen diner, featuring a luxurious new fully fitted kitchen that seamlessly flows into a bright conservatory, creating an inviting space for family gatherings and entertaining guests. A convenient downstairs cloakroom adds to the practicality of the ground floor.

Upstairs, you will find four generously sized bedrooms, each offering ample space for relaxation. The master bedroom is a true retreat, complete with an en suite bathroom for added privacy. A family bathroom, equipped with a four-piece suite, serves the remaining bedrooms, ensuring comfort for all.

Outside, the property is equally impressive. The driveway provides parking for numerous vehicles, complemented by a garage that offers additional storage space. The garden is a delightful oasis, featuring a seating area, a charming pergola, a well-maintained lawn, and shrubbery that enhances the outdoor experience.

Located just a short walk from the picturesque Charlton Lakes, this rarely available home is perfect for those seeking a peaceful yet convenient lifestyle. With its desirable location and ample living space, this property is not to be missed.





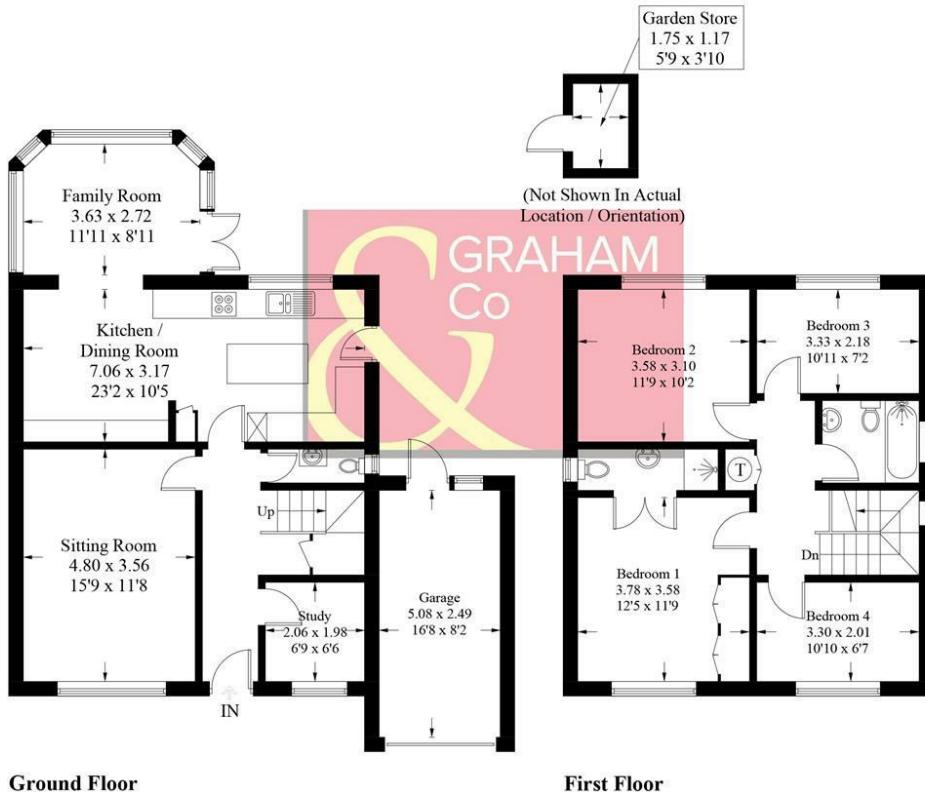
### Charlton

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.



## Reculver Way, SP10

Approximate Gross Internal Area = 125.3 sq m / 1349 sq ft  
 Garage = 12.9 sq m / 139 sq ft  
 Garden Store = 2.0 sq m / 21 sq ft  
 Total = 140.2 sq m / 1509 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 (ID1227569)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	77
EU Directive 2002/91/EC			

Tax Band: E



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