



8 Carters Meadow, Charlton, SP10 4AF
Guide Price £230,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the tranquil setting of Carters Meadow, Charlton, this charming mid-terrace retirement cottage is an ideal haven for those aged 60 and above. Spanning an impressive 881 square feet, the property boasts a well-designed layout that maximises both space and comfort.

Upon entering, you are welcomed into a bright reception room, perfect for relaxation or entertaining guests. The modern kitchen is equipped with contemporary fittings, making meal preparation a delightful experience. The cottage features two generously sized double bedrooms, providing ample space for rest and personal belongings. The stylish shower room adds a touch of luxury, ensuring convenience and ease of use.

Outside, a small patio area offers a lovely spot to enjoy the fresh air, perfect for a morning coffee or an afternoon read. This property not only provides a comfortable living space but also fosters a sense of community in a peaceful environment.

With its thoughtful design and modern amenities, this two-bedroom retirement cottage is a wonderful opportunity for those seeking a serene lifestyle in Charlton. Don't miss the chance to make this delightful home your own.





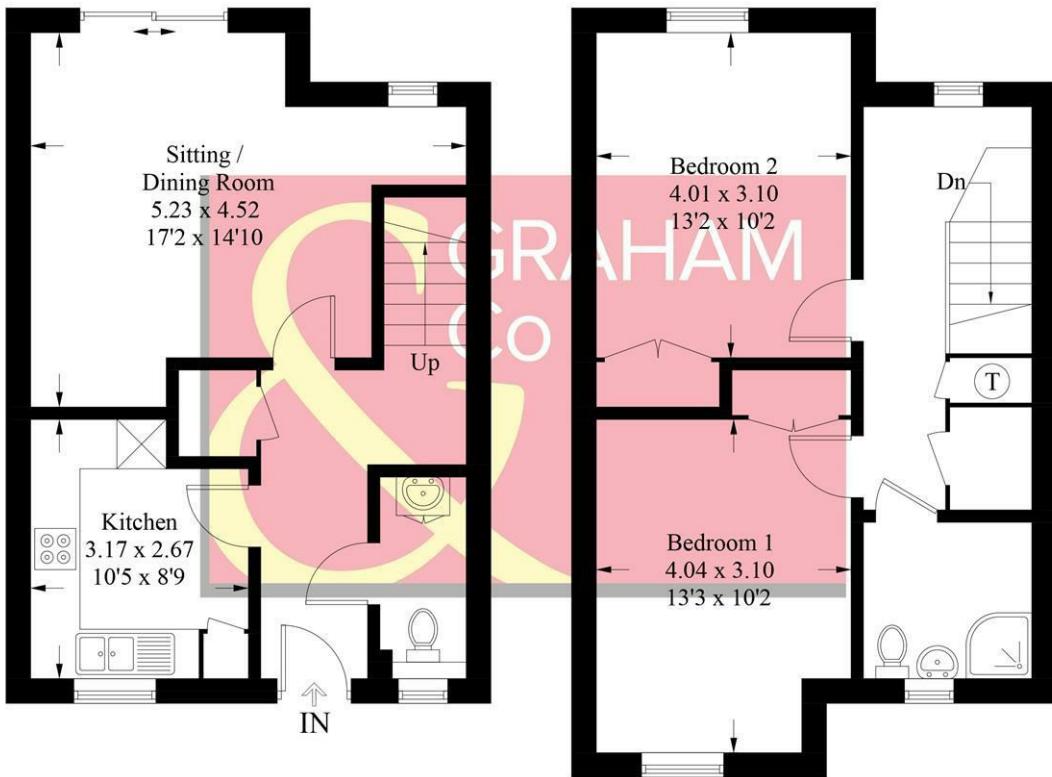
Charlton

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.



Carters Meadow, SP10

Approximate Gross Internal Area = 81.9 sq m / 881 sq ft



Ground Floor

First Floor

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. © Enzo Marketing (ID1223200)

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			78
(58-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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