

107 , Charlton, Andover, SP10 4AH
Guide Price £340,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the charming village of Charlton, Andover, this delightful two-bedroom semi-detached cottage offers a perfect blend of comfort and convenience. The property is ideally situated just a short stroll from local amenities, including a welcoming pub, picturesque countryside, and the serene Charlton Lakes, making it an excellent choice for those who appreciate nature and community.

Upon entering, you are greeted by an inviting entrance porch that leads into a spacious hallway. The living room is a warm and welcoming space, perfect for relaxation or entertaining guests. The well-appointed kitchen flows seamlessly into a lovely conservatory, providing an abundance of natural light and a wonderful view of the rear garden.

Upstairs, you will find two generously sized bedrooms. The master bedroom boasts a unique feature, as what was once a third bedroom has been transformed into a walk-in wardrobe, offering ample storage space. The upstairs bathroom is conveniently located, serving both bedrooms with ease.

Outside, the property benefits from a charming rear garden, ideal for enjoying the fresh air or hosting summer gatherings. Additionally, there is driveway parking available for up to three vehicles, ensuring that you and your guests have ample space.

This semi-detached cottage in Charlton is a rare find, combining modern living with the tranquility of village life. It is perfect for first-time buyers, small families, or anyone looking to downsize while still enjoying the comforts of a lovely home. Don't miss the opportunity to make this delightful property your own.





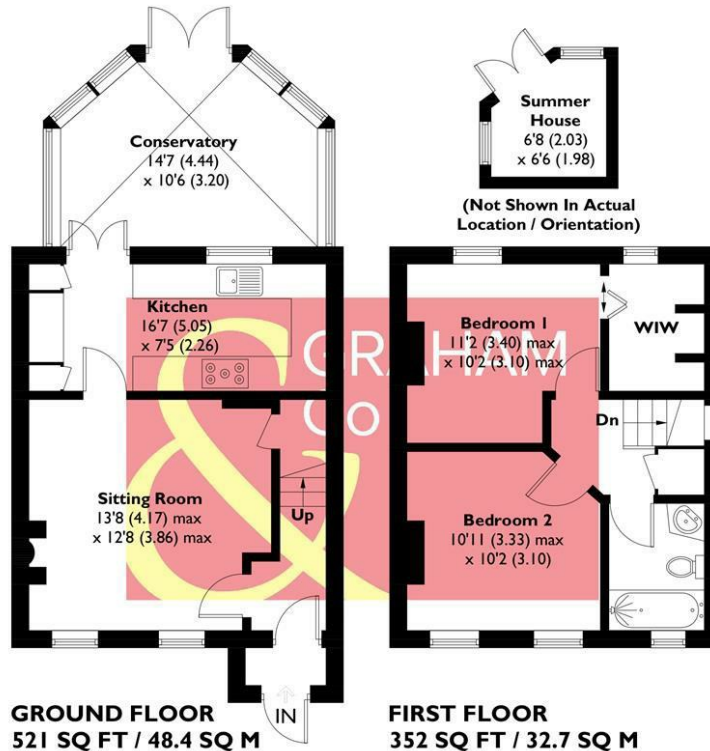
Charlton

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.





APPROXIMATE GROSS INTERNAL AREA = 873 SQ FT / 81.1 SQ M
OUTBUILDING = 39 SQ FT / 3.6 SQ M
TOTAL = 912 SQ FT / 84.7 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 (ID 1266809)
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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: C



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