



**16 Home Farm Gardens, Charlton, Andover, SP10 4AX**  
**Guide Price £415,000**



## 16 Home Farm Gardens, Charlton Andover, Guide Price £415,000

### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a beautifully presented three bedroom semi detached family home positioned in a quiet road within the popular Charlton village. The accommodation comprises an entrance hall, cloakroom, living room and a kitchen diner. There is a utility room which leads to the garage. Outside there is a landscaped rear garden with a patio area well suited for al fresco dining as well as a lawn. To the front there is a driveway for multiple cars.





### Charlton

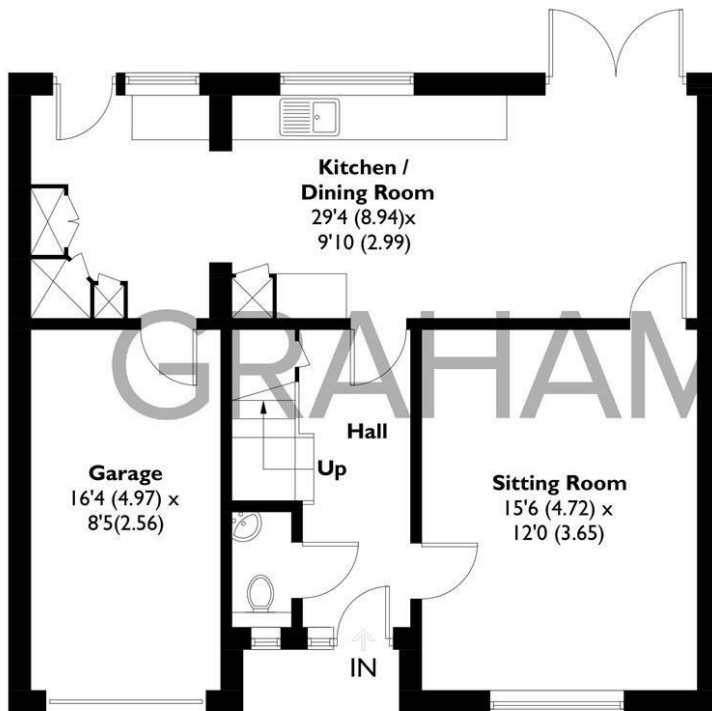
The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about 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.



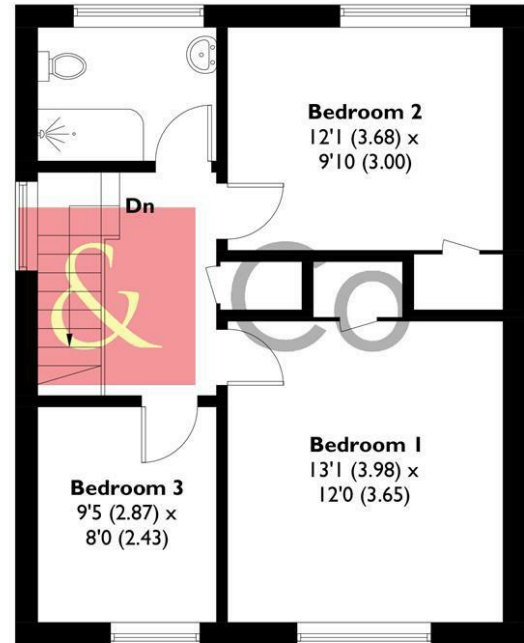


APPROXIMATE GROSS INTERNAL AREA = 1289 SQ FT / 119.8 SQ M  
(INCLUDING GARAGE)

GRAHAM & Co



**GROUND FLOOR**  
**751 SQ FT / 69.8 SQ M**



**FIRST FLOOR**  
**538 SQ FT / 50.0 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 (ID1330601)

Produced for Graham & Co

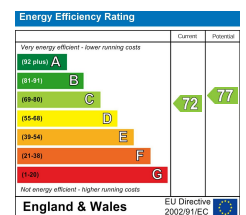
## MORTGAGE ADVICE

### Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - [tristan@atmmortgages.com](mailto:tristan@atmmortgages.com) M - 07545320380

[www.atmmortgages.com](http://www.atmmortgages.com)



Tax Band: D



OPEN 7 DAYS

If you are considering selling your home  
please contact us today for your free  
no obligation valuation

**01264 356500**

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.