



Leigh House Foxcotte Road, Charlton, SP10 4AR
Guide Price £700,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Nestled on Foxcotte Road in the charming village of Charlton, this impressive four-bedroom detached house offers a perfect blend of modern living and serene countryside charm. Spanning an expansive 2,202 square feet, the property has been fully renovated to a high standard, ensuring a comfortable and stylish home for its new owners.

Upon entering, you are greeted by a super light and spacious entrance hall leading into the open-plan kitchen, dining, and family room, which has been extensively upgraded to create a welcoming space for both entertaining and everyday living. The dual-aspect lounge, complete with a cosy log burner, provides a warm and inviting atmosphere, perfect for relaxing evenings. Additionally, a separate office room overlooks the garden, making it an ideal space for remote work or study.

The property boasts four generously sized double bedrooms, with the master bedroom featuring a large wet room en suite bathroom for added convenience. A well-appointed family bathroom and a ground floor and first floor WC cater to the needs of family and guests alike.

Outside, the home is complemented by a grassy front garden and a wide, low-maintenance rear garden, perfect for outdoor activities or simply enjoying the fresh air. The detached double garage has been thoughtfully converted into a golf simulator and storage area, adding a unique touch to this already remarkable property. Driveway parking for at least four vehicles ensures that you and your guests will always have a convenient place to park.

Located in the sought-after Charlton village, this home offers excellent access to picturesque countryside walks and the popular Charlton Lakes, making it an ideal choice for nature lovers. This property truly represents a wonderful opportunity to enjoy a spacious and modern family home in a delightful setting.





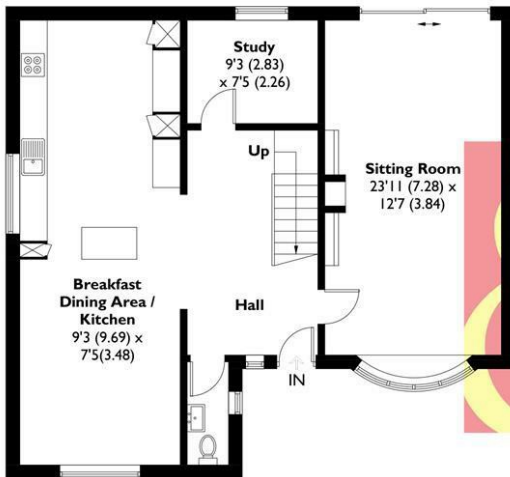
Charlton

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.

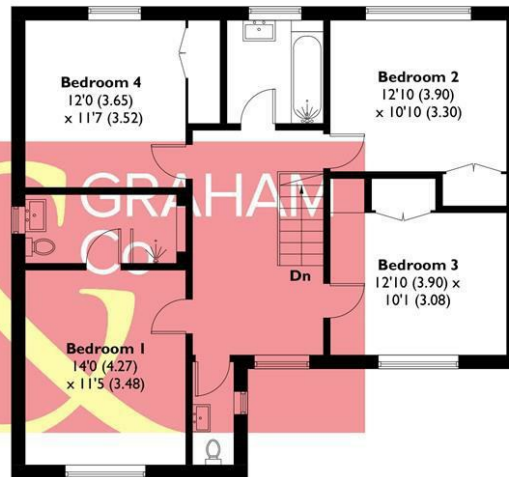




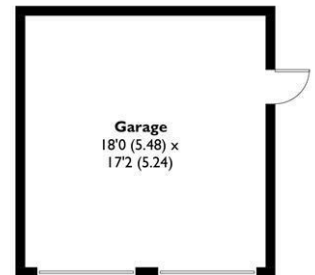
APPROXIMATE GROSS INTERNAL AREA = 1891 SQ FT / 175.7 SQ M
GARAGE = 311 SQ FT / 28.9 SQ M
TOTAL = 2202 SQ FT / 204.6 SQ M



GROUND FLOOR
948 SQ FT / 88.1 SQ M



FIRST FLOOR
943 SQ FT / 87.6 SQ M



(Not Shown In Actual
Location / Orientation)

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 (ID1265405)

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(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(29-42) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	72	82
EU Directive 2002/91/EC		



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