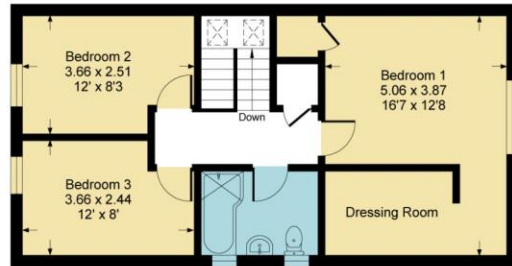
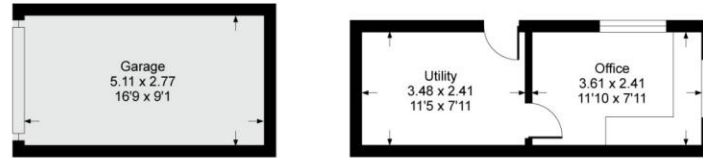


Mercia Avenue, SP10
 Approximate Gross Internal Area = 118 sq m / 1271 sq ft
 Approximate Garage Internal Area = 14.1 sq m / 152 sq ft
 Approximate Outbuilding Internal Area = 17.4 sq m / 188 sq ft
 Approximate Total Internal Area = 149.5 sq m / 1611 sq ft



First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Mercia Avenue, Charlton

Guide Price £530,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- Entrance Hallway
- Kitchen & Dining Room
- Master Bedroom/Walk-in Wardrobe
- Family Bathroom
- Garage, Driveway & EV Charging

- Triple-Aspect Living Room
- Cloakroom
- Two Further Double Bedrooms
- Home Office & Utility/Storeroom
- Borders Open Countryside

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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A rare opportunity to acquire this detached, three-double-bedroomed house located within a desirable cul-de-sac bordering open countryside in the village of Charlton. The property benefits from generous driveway parking to the front and alongside a garage, plus an EV charging point. There is a good-sized, practical and attractive garden that wraps around one side of the property to the rear. The spacious accommodation comprises a ground floor with a central hallway, a dual-aspect kitchen, an expansive triple-aspect living room, a separate dining room, and a cloakroom. The first floor provides a generous master bedroom with a walk-in wardrobe, two further double bedrooms and a family bathroom. To one side of the kitchen, linked by a courtyard-style patio, is a large home office, itself with views over the neighbouring open countryside.

The front door leads into a welcoming entrance hallway, light and airy thanks to the velux windows on the stairwell, and includes built-in storage cupboards. The living room occupies all of the left-hand side of the ground floor, its triple aspect ensuring the light and airy theme common throughout the property continues. Included is a living flame gas fire, inset within a fireplace, set on a granite hearth with an attractive solid timber mantle. Beyond the cloakroom, accessed via the hallway, the kitchen and dining room both have a dual-aspect, with the dining room featuring wall-to-wall built-in storage. The kitchen comprises eye and base-level cupboards and drawers with worksurfaces over, tiled splashbacks, stainless steel sink and drainer, freestanding cooker with a gas hob and double ovens/grill, space and plumbing for a washing machine, tumble dryer and a dishwasher plus space for a fridge freezer.

On the first floor, the master bedroom maximises the view over that neighbouring, far-reaching open countryside. A good-sized double or bedroom in its own right, also included is a generous walk-in wardrobe. Bedrooms two and three are both doubles, with all three bedrooms serviced by the family bathroom. The wrap-around garden is yet another highlight of this property. A paved terrace is located adjacent to one side of the property, bordered by retaining sandstone walling with steps up to an area of lawn bordered by mature flower and shrub borders. The terrace leads on to a path at the rear of the property with access to a greenhouse, raised vegetable plots plus an attractive lawned bank with mature fruit trees.

Mercia Avenue is located on the northern edge of Charlton village. The location benefits from many local amenities with open countryside and public footpaths literally on the doorstep. Andover's town centre is nearby, as well as schools that cater for all age groups. Charlton village, although close to Andover, maintains a strong village identity. Local amenities include convenience stores, a public house, fast food outlets, GP and Dental practices, Andover's War Memorial Hospital, a petrol station and Charlton Lakeside Leisure Park, which itself offers scenic walking, a children's play park, sports fields, crazy golf, pitch and putt and the weekly park run plus coarse fishing on the lake itself. Andover's mainline railway station is also a short distance away and offers London-bound commuters access to Waterloo Station in just over an hour. Mercia Avenue is also on a regular bus route to and from Andover's town centre.

