

1 Tower Close, Charlton, Andover, SP10 4RS  
Guide Price £470,000



## 1 Tower Close, Charlton Andover, Guide Price £470,000

### PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the charming village of Charlton, Tower Close presents an exceptional opportunity to acquire a delightful detached house. This spacious residence boasts two inviting reception rooms, perfect for both relaxation and entertaining. With four generously sized bedrooms, it is ideal for families seeking comfort and space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs cloakroom. The large lounge at the front of the house offers a bright and airy atmosphere, while the kitchen diner at the rear provides a perfect setting for family meals and gatherings. The addition of a substantial brick-built conservatory enhances the living space, allowing for year-round enjoyment of the garden views.

The first floor features four ample bedrooms, ensuring that everyone has their own private retreat. A well-appointed family bathroom completes the upper level, catering to the needs of the household.

Outside, the property is equally impressive, with a large driveway that accommodates numerous vehicles, ensuring ample parking for family and guests. The front garden adds to the home's curb appeal, while the rear garden offers a tranquil space for outdoor activities. A garage provides additional storage or workshop potential.





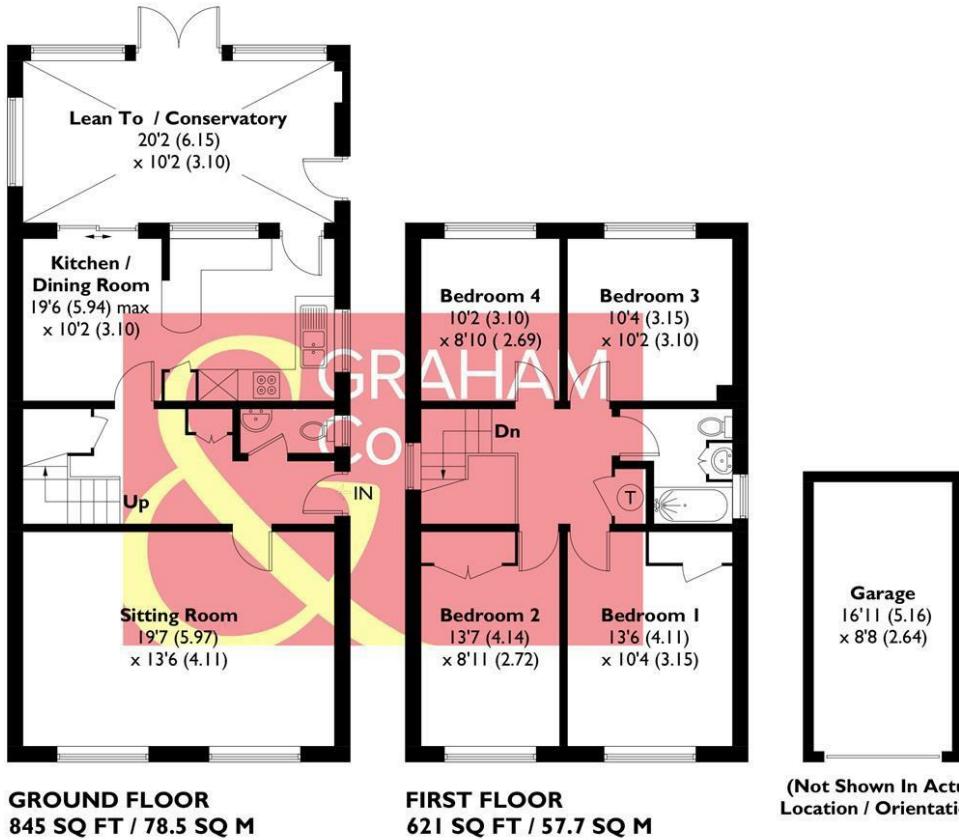
### Charlton

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 = 1466 SQ FT / 136.2 SQ M  
 GARAGE = 146 SQ FT / 13.6 SQ M  
 TOTAL = 1612 SQ FT / 149.8 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 (ID1247705)

Produced for Graham & Co

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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100)		
(81-91)	A		
(69-80)	B		
(58-68)	C		
(39-57)	D		
(21-38)	E		
(1-20)	F		
Not energy efficient - higher running costs	G		
England & Wales	70	77	
			EU Directive 2002/91/EC