

Foxcote Road, SP10
 Approximate Gross Internal Area = 110.6 sq m / 1191 sq ft
 Approximate Garage / Carport Internal Area = 35.3 sq m / 380 sq ft
 Approximate Total Internal Area = 145.9 sq m / 1571 sq ft

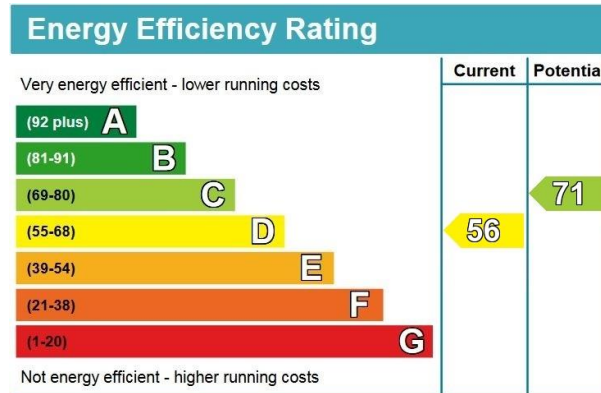


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Foxcote Road, Charlton

Guide Price £499,950 Freehold



- No Onward Chain
- Entrance Hallway
- Kitchen & Utility Room
- Ground Floor Bathroom
- Double Garage, Carport & Driveway

- Elevated Chalet Style Bungalow
- Living Room & Dining Room
- Two Ground Floor Bedrooms
- Master Bedroom Suite
- Close to Open Countryside & Amenities

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 chalet style bungalow occupying an elevated position on Foxcotte Road in Charlton. Available to the property market with No Onward Chain, the property offers scope for modernisation and benefits from generous driveway parking plus a double garage with power and lighting along with an adjoining carport. The elevated position of the property affords far-reaching views over Charlton Lakeside Leisure Park with open countryside beyond. The chalet-style accommodation comprises an entrance hallway, a living room and a separate dining room, a kitchen and a utility room, two ground floor double bedrooms and a ground floor bathroom. A first floor provides a master bedroom complete with a walk-in wardrobe and an adjoining ensuite bathroom. Outside, there is a good-sized lawned garden to the front with to the rear, a courtyard-style patio adjacent to one of the ground floor bedrooms, plus a further lawned area to the rear of the carport.

Foxcotte Road can be found in the village of Charlton, just to the north of Andover, and benefits from many local amenities with open countryside and public footpaths literally on the doorstep with the attractive outlying village of Penton Mewsey less than a mile away. Foxcotte Road borders 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. Charlton village, although close to Andover, maintains a strong village feel. Local amenities include convenience stores, a public house, fast food outlets, GP and dental practices, Andover's War Memorial Hospital, a veterinary practice and a petrol station. Nearby Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. 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, whilst the nearby A303 offers good road access to both London and the West Country. Foxcotte Road is also on a regular bus route to and from Andover's town centre.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

