



28 Foxcotte Road, Charlton, Andover, SP10 4AR
Asking Price £450,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

A Spacious and Versatile Three-Bedroom Detached Family Home in the Sought-After Village of Charlton, Near Andover. Situated in the popular village of Charlton on the outskirts of Andover, this well-presented three-bedroom detached family home offers spacious and flexible accommodation, ideal for modern family living. Extended to the rear, the property features a bright front-facing living room, a generous dining room, and a well-appointed kitchen/breakfast room with side-facing windows that flood the space with natural light. The ground floor also benefits from an inner hall leading to a versatile third reception room—perfect as a home office, playroom or snug—and a downstairs shower room. Upstairs, there are three good-sized bedrooms served by a refitted modern shower room, offering comfortable and practical family accommodation. Externally, the property offers driveway parking to the front for two vehicles. The rear garden is of a good size and designed for low maintenance, featuring a summer house, a large workshop, and an additional shed—ideal for those needing extra storage or hobby space. This attractive home is well located for local amenities, schools, and access into Andover, with excellent transport links nearby.





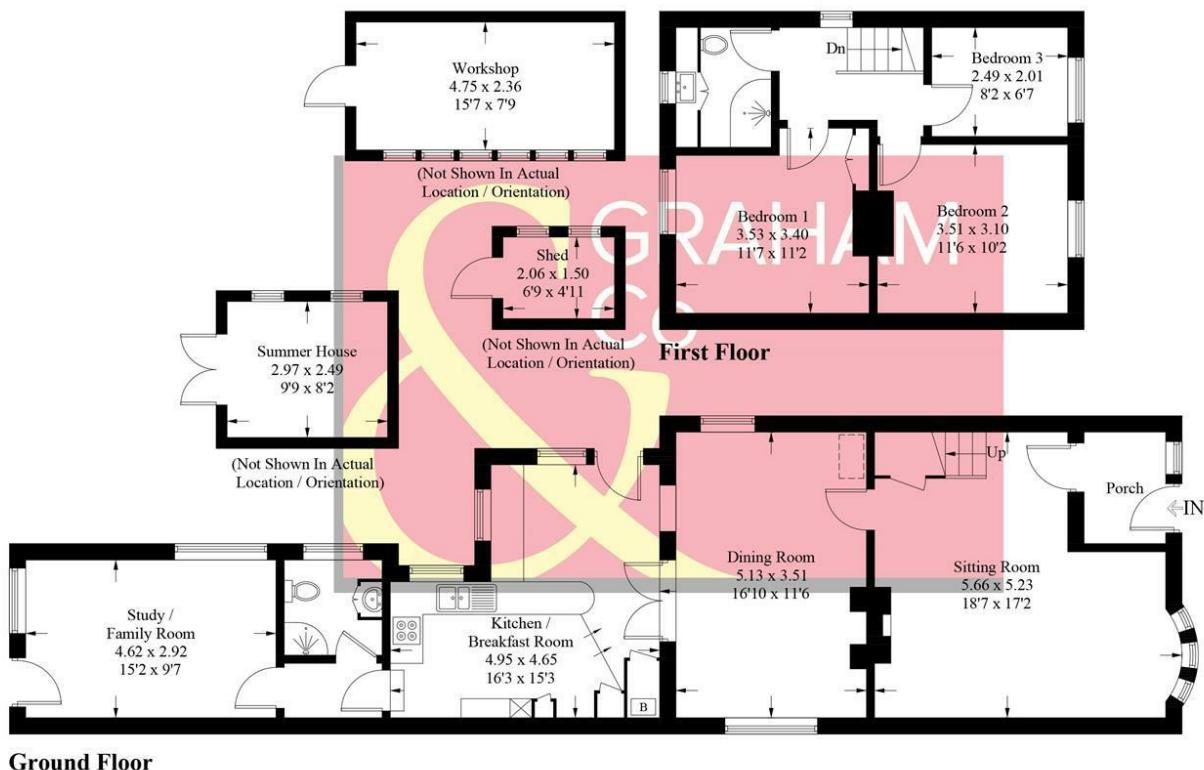
Charlton

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.



Foxcotte Road, SP10

Approximate Gross Internal Area = 125.6 sq m / 1352 sq ft
 Outbuildings = 21.6 sq m / 232 sq ft
 Total = 147.2 sq m / 1584 sq ft



Ground Floor

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1222316)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-57)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		70	59
England & Wales			

Tax Band: E



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