



**83 Carters Meadow, Charlton, Andover, SP10 4AE**  
**Asking Price £200,000**





## 83 Carters Meadow, Charlton Andover, Asking Price £200,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Welcome to your tranquil retirement haven nestled in the heart of the picturesque Carters Meadow development in Charlton village. Step into this charming first-floor maisonette, boasting elegance and serenity at every turn. Upon entry through your private ground floor entrance, a sense of calm envelops you as you ascend the turning stairs to your elevated sanctuary. Ascend effortlessly with the convenience of a fitted stairlift, ensuring accessibility for all. As you reach the first floor, you are greeted by a modern and stylish living space that exudes warmth and sophistication. The focal point of the accommodation is the inviting sitting room, adorned with a Juliet balcony that offers captivating vistas of the meandering river and meticulously manicured gardens below. Adjacent to the sitting room, discover the heart of the home – a contemporary fitted kitchen adorned with sleek cabinetry and equipped with as new appliances and space for a washing machine. The built-in breakfast peninsula invites leisurely mornings bathed in sunlight streaming through the windows, creating the perfect spot to savor a cup of coffee while admiring the tranquil surroundings. This charming abode further comprises two generously sized bedrooms, providing comfortable retreats for rest and relaxation. The main bedroom is a good sized double, while the second bedroom is a generous single and grants access to the separate toilet for added convenience along with the re-fitted shower room. Impeccably presented and meticulously maintained, this retirement maisonette promises a lifestyle of comfort, convenience, and tranquility. Whether you're enjoying the gentle breeze on your Juliet balcony or strolling through the lush communal gardens, every moment in this cherished residence is an opportunity to embrace the joys of retirement living amidst idyllic surroundings.







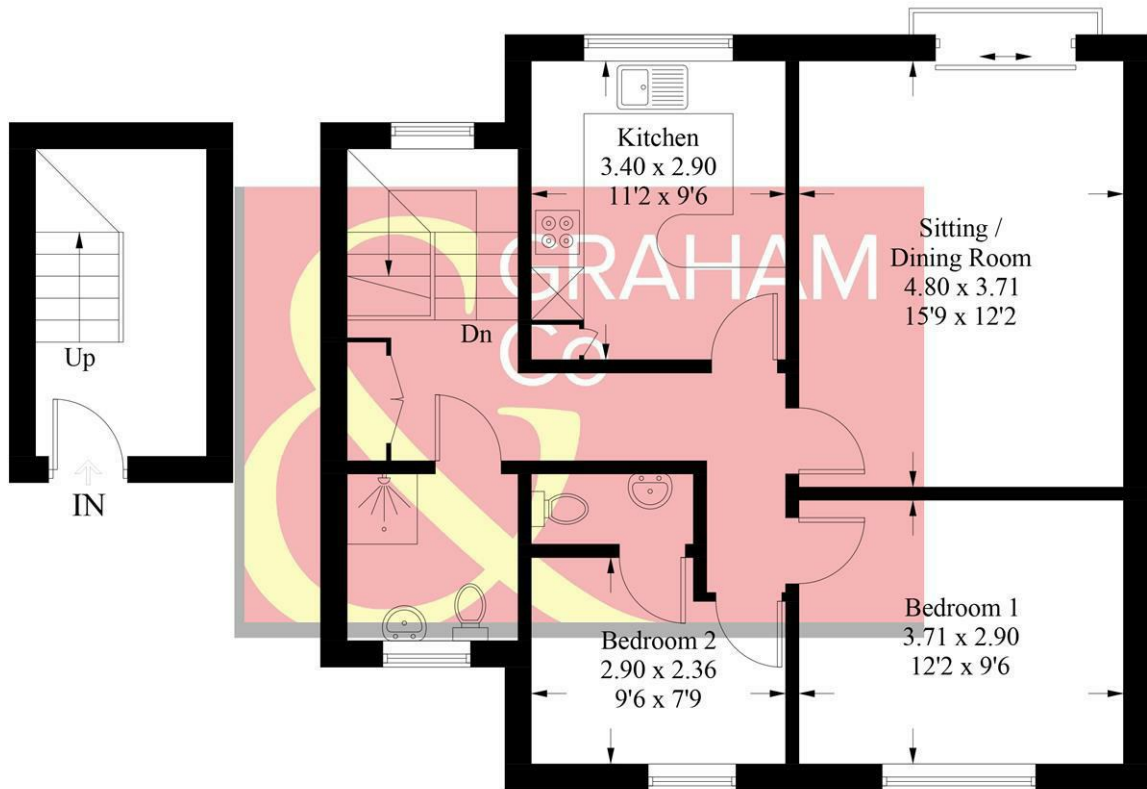
The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about 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.





## Carters Meadow, SP10

Approximate Gross Internal Area = 73 sq m / 786 sq ft



**Ground Floor**

**First 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 (ID1066628)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: D



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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.