



81 Carters Meadow, Charlton, SP10 4AE
Price Guide £285,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

This lovely two bedroom cottage located in the beautiful and sought after retirement development of Carters Meadow. The development is close to Andover and has excellent transport links to the town centre, Salisbury and Basingstoke. The local shops are within walking distance and include a Tesco Express supermarket with a post office counter. There are doctors' surgeries within walking distance and on the local bus route. Other nearby amenities includes a cinema, sports centre, a nature reserve and not forgetting the village pub. The accommodation comprises an entrance hall with cloakroom/shower room, fitted kitchen and a living/dining room having doors leading to the gardens. To the first floor there are two bedrooms and a shower room, gas central heating and double glazing. The property is positioned in arguable the best location having stunning and open views over beautiful lakes.





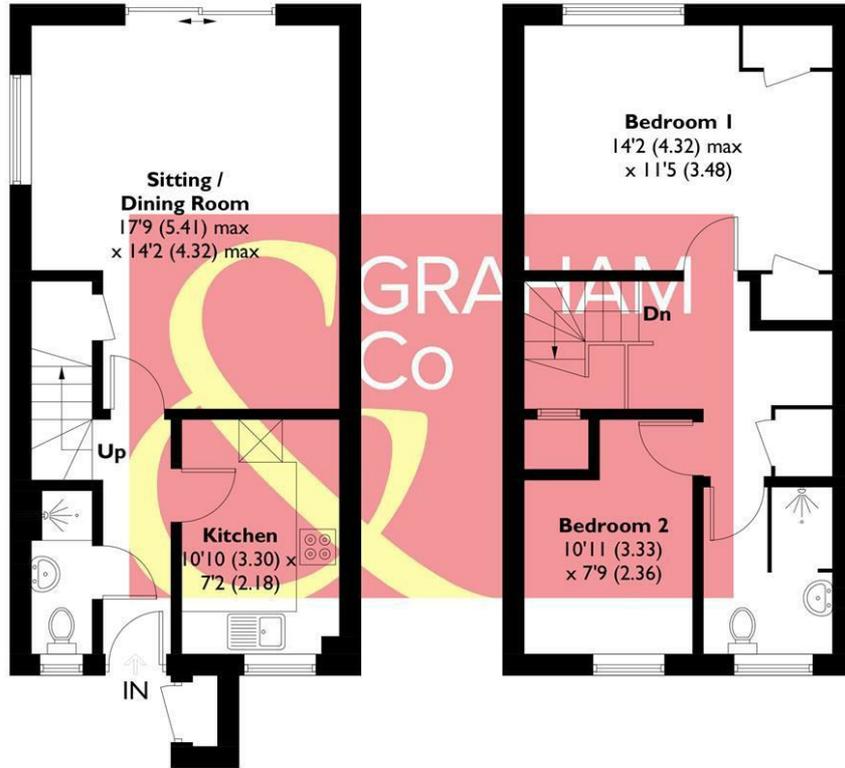
Charlton

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 = 823 SQ FT / 76.5 SQ M
(EXCLUDING OUTSIDE CUPBOARD)



GROUND FLOOR
414 SQ FT / 38.5 SQ M

FIRST FLOOR
409 SQ FT / 38.0 SQ M

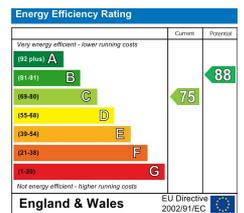
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1280492)
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