



20 Charlton, Charlton Village, Andover, SP10 4AJ  
Guide Price £350,000



## 20 Charlton, Charlton Village Andover, Guide Price £350,000

### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market with no onward chain, a stunning two bedroom detached cottage situated in the popular village of Charlton and backing the lakes. Spanning over 1100 square feet, the accommodation comprises an entrance hall, dining room, sitting room, modern fitted kitchen, boot room/utility and a downstairs bathroom. Upstairs there are two double bedrooms. Outside there is a great sized rear garden split between patio and grass whilst being fence enclosed. There is a rear gate leading to the garage and large driveway.





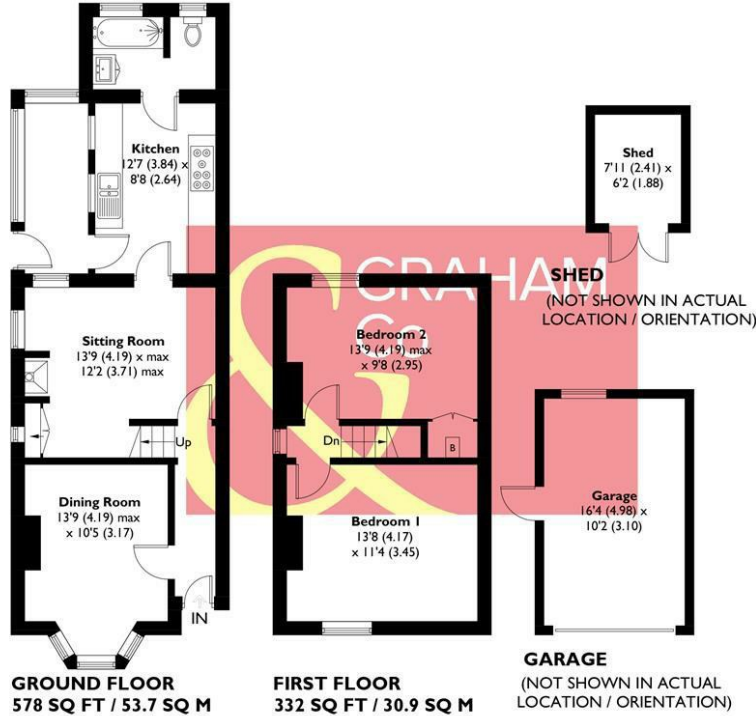
## Charlton

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 = 909 SQ FT / 84.5 SQ M**  
**GARAGE / SHED = 216 SQ FT / 20.1 SQ M**  
**TOTAL = 1125 SQ FT / 104.6 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 (ID 1307253)  
**Produced for Graham & Co**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		83
(91-95)	B		
(81-90)	C		
(61-80)	D	67	
(51-60)	E		
(31-50)	F		
(11-30)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Tax Band: C**



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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.

