



11 Porchester Close, Charlton, Andover, SP10 4ER  
Guide Price £425,000



## 11 Porchester Close, Charlton Andover, Guide Price £425,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Nestled in the sought-after village of Charlton, Andover, this stylish detached house offers a perfect blend of modern living and comfort. With three well-proportioned reception rooms, including a welcoming sitting room featuring a charming log burner, this home is ideal for both relaxation and entertaining. The modern fitted kitchen is a delight for any culinary enthusiast, providing a functional space to prepare meals for family and friends.

The property boasts three bedrooms, ensuring ample room for family or guests. The contemporary bathroom is designed with modern fixtures, adding to the overall appeal of the home. Additionally, the conservatory provides a lovely space to enjoy the garden views throughout the seasons.

Outside, the property is equally impressive, featuring a well-maintained garden that offers a tranquil retreat. The driveway provides parking for up to four vehicles, complemented by a garage for additional storage or vehicle space.

This delightful home in Charlton is not only a beautiful residence but also a fantastic opportunity to enjoy village life, with local amenities and scenic surroundings just a stone's throw away. Whether you are looking to settle down or invest, this property is sure to meet your needs.





Charlton

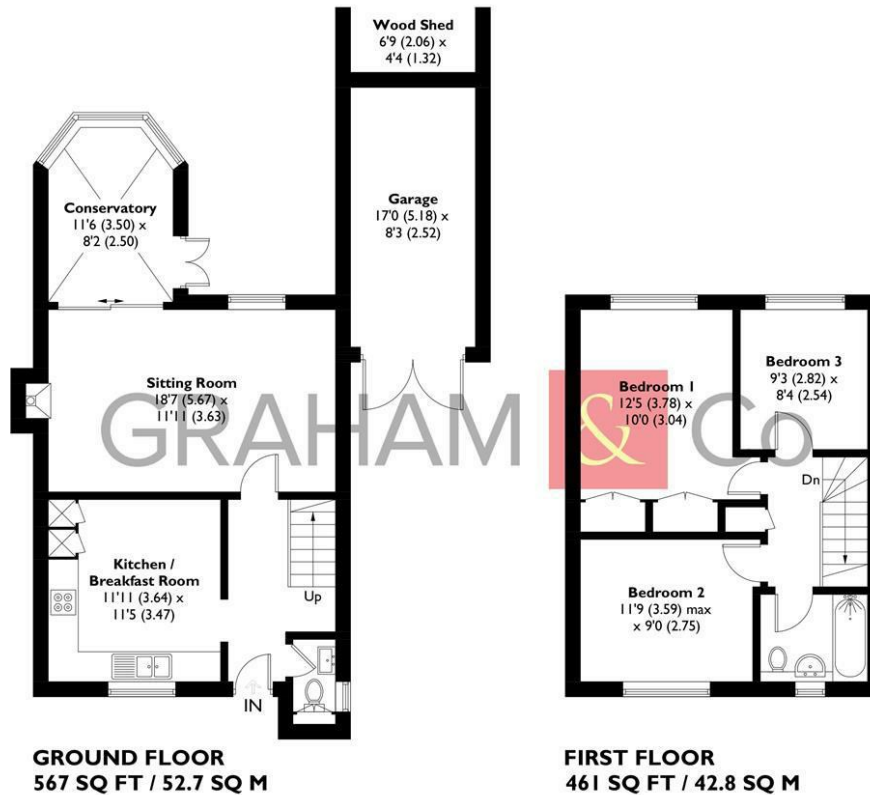
The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about 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 = 1028 SQ FT / 95.5 SQ M**  
**GARAGE = 143 SQ FT / 13.3 SQ M**  
**TOTAL = 1171 SQ FT / 108.8 SQ M**  
**(EXCLUDING WOOD SHED)**

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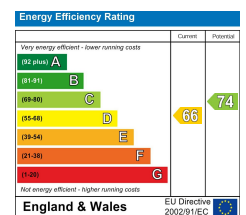
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1338453)  
**Produced for Graham & Co**

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