



8 Hillside Villas, Charlton, Andover, SP10 4AQ  
Asking Price £575,000



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### PROPERTY DESCRIPTION BY Miss Molly Scruton

Tucked away within a sought-after residential setting, this substantial four-bedroom detached home offers an impressive 1,699 sq ft of versatile accommodation, perfectly suited to modern family living. Combining generous room proportions, a mature landscaped garden and the added benefit of a detached home office, this is a home that effortlessly balances practicality with lifestyle.

Upon entering, you are welcomed by a spacious entrance porch leading through to a bright and inviting sitting room, featuring a charming bay window and a cosy focal-point fireplace. The heart of the home lies to the rear where a superb open-plan kitchen and dining room create the perfect space for everyday family life and entertaining alike. The kitchen offers extensive worktop and storage space, complemented by a separate utility room and convenient downstairs cloakroom. Beyond the dining area, the impressive family room overlooks the garden and provides a wonderful additional reception space ideal for relaxing, children's play or hosting guests.

The first floor continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, whilst bedroom two also enjoys the convenience of a private en-suite, making it ideal for guests, older children or multi-generational living. The remaining bedrooms are served by a modern family bathroom. Bedroom four also offers flexibility as a nursery, dressing room or additional workspace if required.

Externally, the property enjoys excellent kerb appeal with ample gravel driveway parking to the front. To the rear is a beautifully established and private garden, thoughtfully landscaped with a generous patio seating area, expansive lawn and mature trees and planting that provide a wonderful sense of privacy and tranquillity. Whether entertaining friends, enjoying family time or simply unwinding in the sunshine, this garden is a real standout feature.



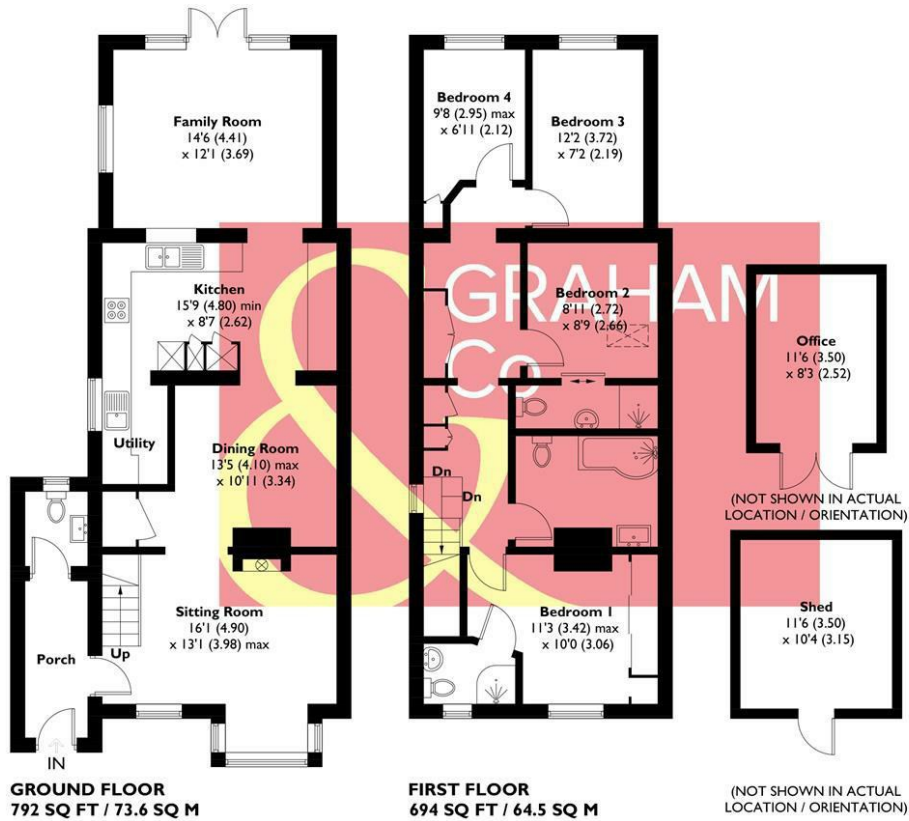


## Charlton

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 = 1486 SQ FT / 138.1 SQ M**  
**OFFICE / SHED = 213 SQ FT / 19.8 SQ M**  
**TOTAL = 1699 SQ FT / 157.9 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 1309804)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Tax Band: D**



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