



Sundial Cottage , 88 Charlton Village, SP10 4AW  
Guide Price £500,000



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### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Offered to the market this surprisingly spacious and extended cottage within the village of Charlton. The property having been extended in the past now offers a fantastic kitchen/dining/family room and utility/boot room to the rear with two good sized reception rooms both with log burning stoves to the front with a newly fitted bathroom completes the ground floor accommodation. To the first floor you will find three good sized bedroom. Externally is an enclosed rear garden which is split into two levels with a feature decked seating area and backing onto open fields. The detached garage with barn style double doors opening onto the double length driveway to the side of the cottage.



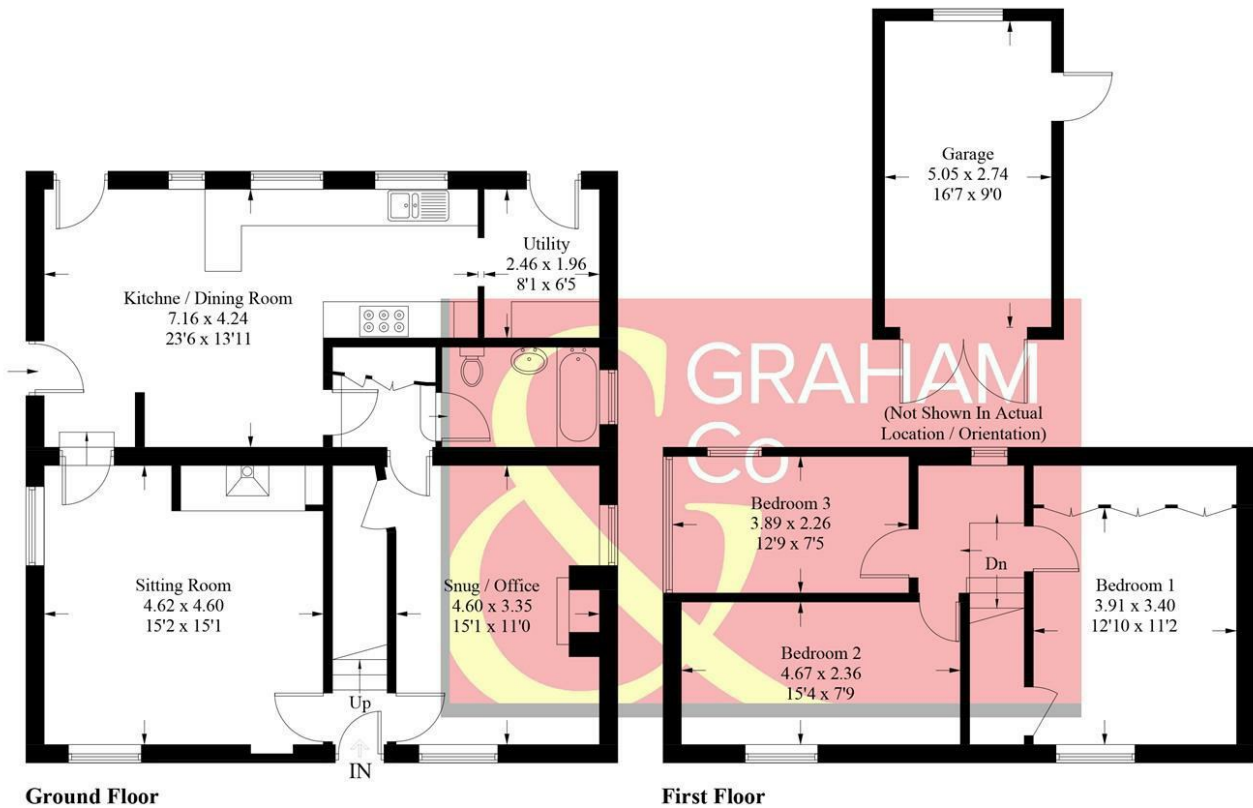


The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about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



## Charlton, SP10

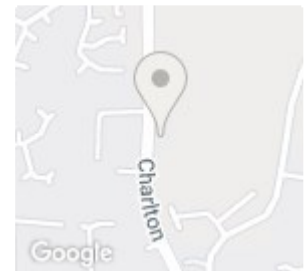
Approximate Gross Internal Area = 127.3 sq m / 1370 sq ft  
 Garage = 13.9 sq m / 150 sq ft  
 Total = 141.2 sq m / 1520 sq ft



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 (ID694811)

- Detached extended cottage
- Three double bedrooms
- Two reception rooms
- Kitchen / dining / family room
- Utility / boot room
- Re-fitted bathroom
- Rear garden backing farmland
- Detached garage
- Re-Thatched 2017
- EPC exempt Grade 2 listed



Tax Band: F



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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.