



CHARLTON DOWN FARM

Charlton Down, Andover, Hampshire, SP11 0JB

Carter Jonas

CHARLTON DOWN FARM, CHARLTON DOWN, ANDOVER, HAMPSHIRE, SP11 0JB

- Four bedrooms • Two reception rooms • Kitchen/ breakfast room • Cart shed • Two storey barn • Poultry barn • Approximately 7 acres • Main dwelling and outbuildings of over 9000 square feet in total

DESCRIPTION

Charlton Down Farm is an attractive brick built farmhouse with a traditional thatched roof, enjoying a peaceful rural position. This charming property offers four bedrooms, outbuildings and approximately 7 acres of land with beautiful views across the surrounding farmland.

The farmhouse provides just under 2,055 sq ft of accommodation arranged over three floors. The ground floor is rich in character, featuring quarry tiled floors, exposed beams and many other character features. The kitchen/breakfast room includes a farmhouse style sink, an AGA, integrated oven, dishwasher, fridge freezer and a utility room. The open plan sitting/dining room is centred around a cosy log burner, creating an inviting space for everyday living and entertaining. The first floor offers two well proportioned bedrooms, each with built in storage. The principal bedroom benefits from an en suite bathroom with a shower. The second floor provides two additional bedrooms.

OUTSIDE

The front of the house offers plentiful parking and delightful views across the surrounding farmland. Adjacent to the property is a generous cart shed, store and a two storey brick built barn. In the paddock opposite the house, there is a substantial timber poultry barn. The outbuildings amount to an additional 7035 square feet.

AN EXCITING OPPORTUNITY TO ACQUIRE A THATCHED DETACHED FARM HOUSE OFFERING GREAT POTENTIAL SET IN A RURAL HAMLET WITHIN THE TEST VALLEY.



LOCATION

Charlton Down is a peaceful rural hamlet situated just north of Andover, offering a quiet countryside setting while remaining well connected to local amenities. Andover town centre is approximately 2.5 miles away, providing supermarkets, shops, cafés, restaurants and essential services. The area is served by well regarded schools, including Roman Way Primary School and Smannell & Enham Church of England Primary School at primary level, with Harrow Way Community School and Winton Community Academy offering secondary education.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil heating, septic tank, mains electricity and water.

Local Authority: Test Valley Borough Council

Council Tax: Band G

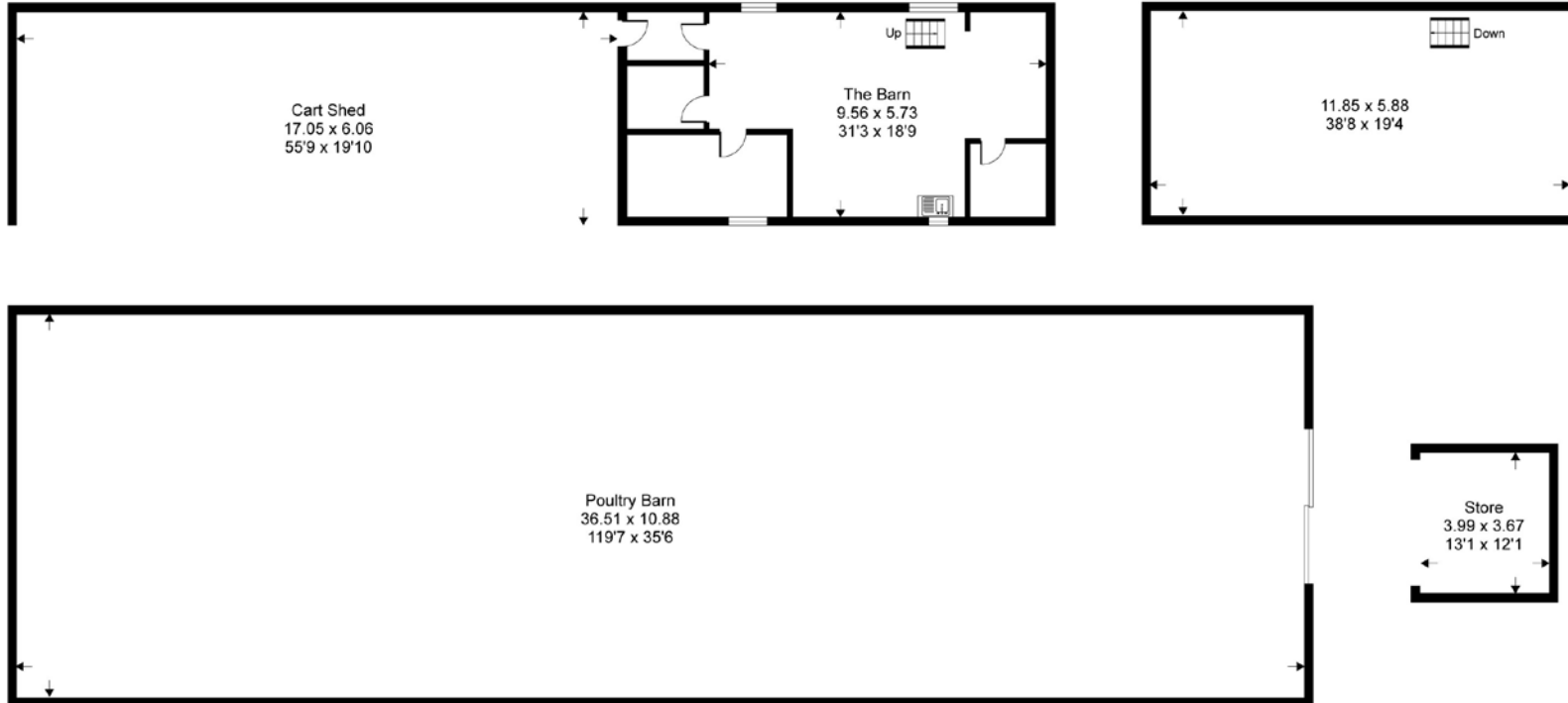
Broadband: Fibre to the Cabinet (FTTC) For internet and mobile services check Ofcom's website.

Viewings: Strictly by appointment with Carter Jonas. 01962 842742.

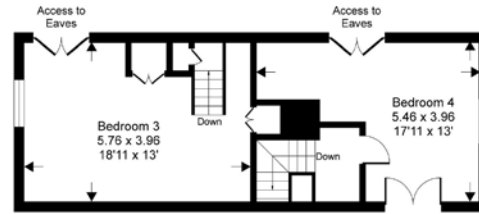


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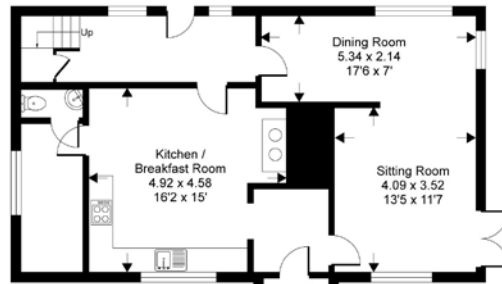
Approximate Gross Internal Area = 190.9 sq m / 2055 sq ft
Approximate Outbuildings Internal Area = 653.3 sq m / 7035 sq ft
Approximate Total Internal Area = 844.2 sq m / 9090 sq ft



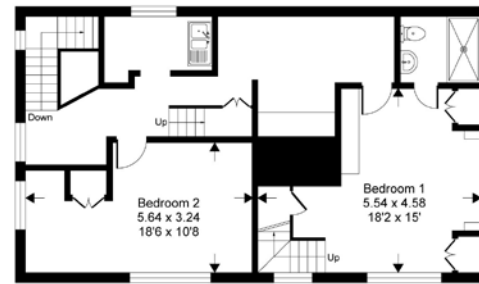
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Second Floor

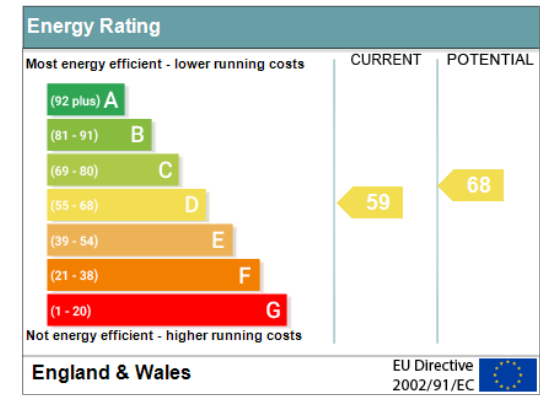


Ground Floor



First Floor

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 Produced for Carter Jonas



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