



Castle Lane, Chandler's Ford, Hampshire, SO53 4AH





Castle Lane, Chandler's Ford, Hampshire, SO53 4AH

A rare and fine example of a substantial five-bedroom detached home, situated on the prestigious Castle Lane, Chandler's Ford.



- High quality detached family home with annex potential • Highly sought-after location
- Five double bedrooms • Three bathrooms • Impressive kitchen/breakfast room and utility room
- Well-proportioned open-plan living accommodation • Elegant sitting room with bi-fold doors
 - Dining room and family room • Home office/snug • Ample driveway parking
 - Private and landscaped garden



ACCOMMODATION

A rare and fine example of a substantial five-bedroom detached home, situated on the prestigious Castle Lane. The property boasts high-quality fixtures and fittings throughout, with modern interiors and creates light and roomy accommodation. This fantastic property has an array of living opportunities, particularly for multi-generational families. On arrival you are greeted by a welcoming reception hall leading to the principal rooms. A well-appointed sitting room with bi-folding doors creates a traditional and contemporary design with the doors opening out onto the landscaped gardens. The outstanding accommodation continues to delight with an impressive open-plan kitchen/breakfast room which is fully fitted with bespoke storage solutions and with views of the garden beyond, perfect for entertaining. This is further complemented by a separate utility room. The traditional dining room is an attractive space that provides a wonderful room for entertaining. A guest bedroom with en-suite facilities is located to the front of the home, together with a home office/snug, with superb natural light, together with an open-plan family room with feature log-burning stove and guest cloakroom, all finished to exacting standards. Stairs rise to the first floor to the four well-appointed bedrooms, with the principal bedroom benefitting from fitted wardrobes and a luxury en-suite shower room which provides an indulgent experience, whilst the remaining bedrooms are served by the luxury family bathroom which includes a bath tub.

Externally, the private enclosed garden has been beautifully landscaped and manicured to the highest standard. A magnificent terrace provides the perfect area for an immersive alfresco dining experience and is well-placed to enjoy the garden beyond. The mature lawn is vast with shrub borders. The property is accessed via a generous driveway which provides ample parking for multiple vehicles.



SITUATION

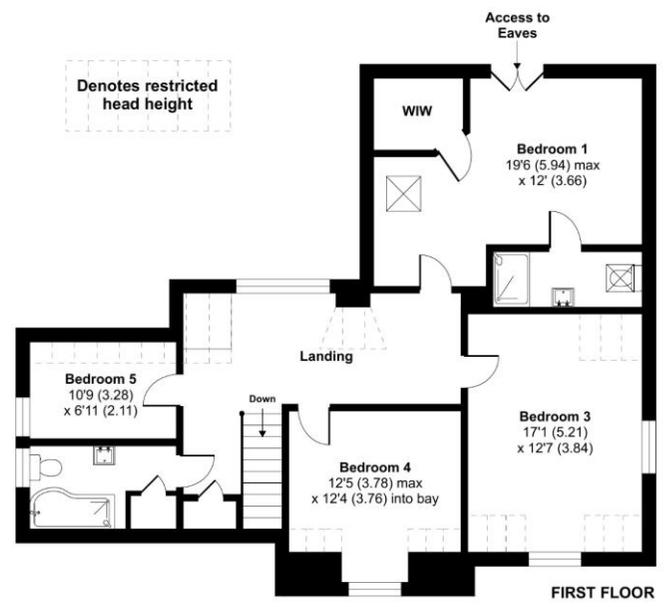
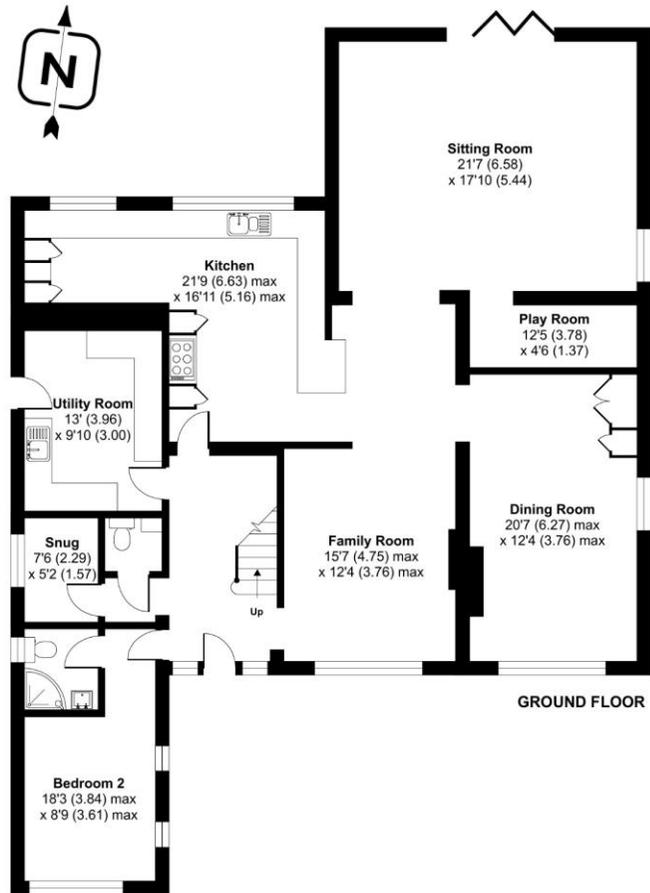
Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, and traditional inns with a number of high-quality public and private educational facilities within easy reach catering for all ages, including Southampton and Winchester Universities. Coast and country lifestyle pursuits are all within striking distance as the town is well-placed for the South Downs National Park and The New Forest. It is approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities.

Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway. Southampton Airport is within close proximity and provides transport links to many cities within the UK and Europe.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 2833 sq ft / 263.1 sq m
 Limited Use Area(s) = 99 sq ft / 9.2 sq m
 Total = 2932 sq ft / 272.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Charters Estate Agents Limited. REF: 1087329





LOCAL AUTHORITY

Eastleigh Borough Council (Tax Band E)

GUIDE PRICE

Offers in excess of £999,950

TENURE

Freehold

Disclaimer: The rear fence boundary to the property is 2ft further back than it should be (vendors are willing to re-instate to the correct boundary if required).