



Charlecote Drive, North Millers Dale, Chandler's Ford, Hampshire, SO53 1SF



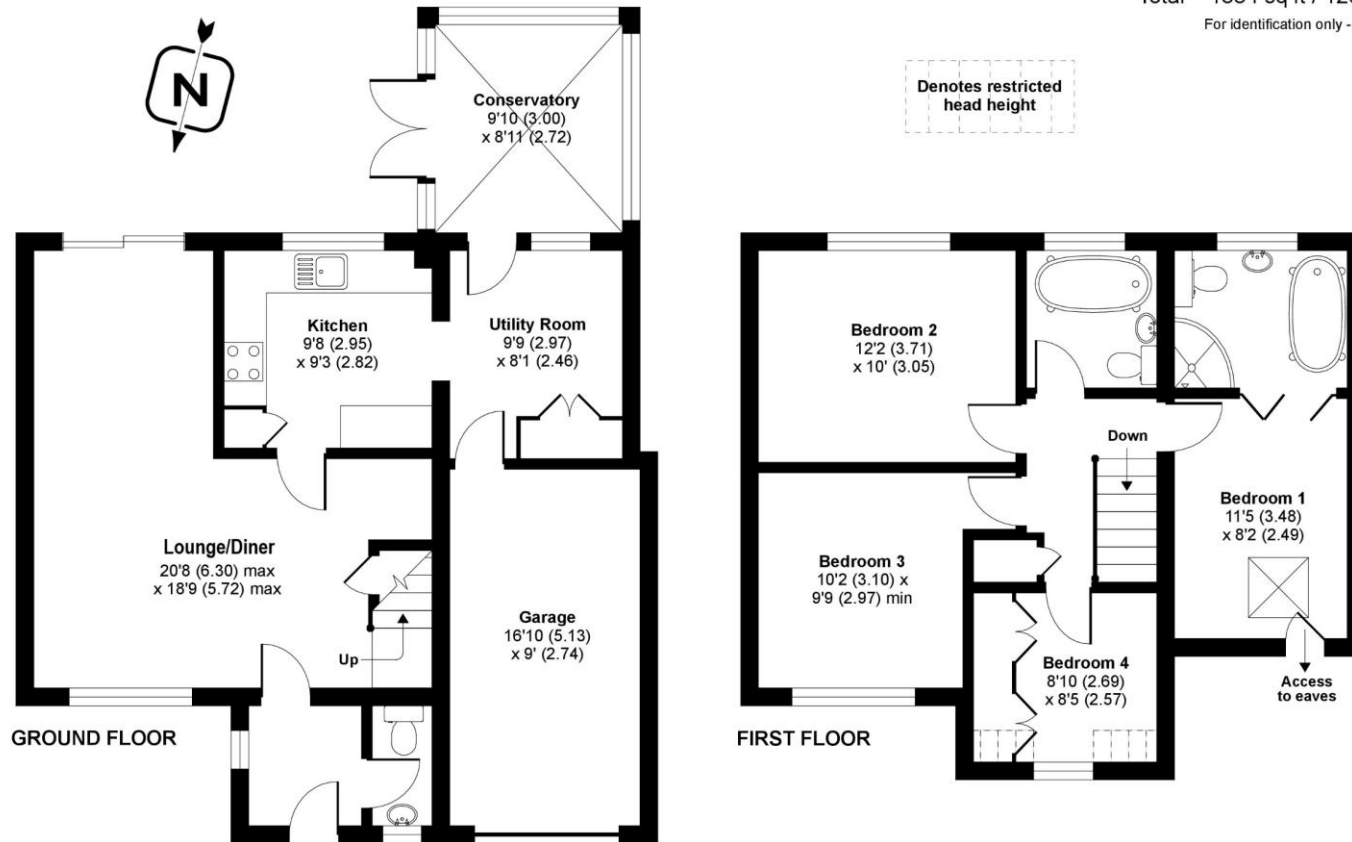
SPECIFICATION

- Wonderful four-bedroom detached home
- Located in popular North Millers Dale
- En-suite to principal bedroom
- Garage and driveway parking
- Enclosed rear garden
- Within Thomden School catchment

ACCOMMODATION

Set in a small cul-de-sac on the north western side of Chandler's Ford lies this fantastic, four-bedroom detached family home within Thomden and Hiltingbury school catchment and is scheduled to be available from April 2025. On entering the property, you will notice that the landlord has spent a lot of time, money and energy transforming this house into a home. The welcoming entrance with cloakroom guides you through to the superb 'L' shaped lounge/dining room, a lovely area to relax in with a focal feature fireplace and plenty of natural light. The kitchen has an array of wall, base and drawer units as well as integrated appliances. An archway providing access through to the integral garage, a utility space and also large conservatory complete the ground floor accommodation. Upstairs, the first floor continues to impress with four good sized bedrooms, the principal bedroom being a previous extension and benefitting from a Velux window and decadent en-suite bathroom with roll top bath and corner shower. The remaining bedrooms, all with built-in storage are served by the three-piece modern family bathroom. Externally to the front of the property is a driveway with off-road parking for two/three cars and to the rear a beautifully landscaped rear garden, with a tasteful patio area for al-fresco dining.

Approximate Area = 1375 sq ft / 127.7 sq m (includes garage)
 Limited Use Area(s) = 9 sq ft / 0.8 sq m
 Total = 1384 sq ft / 128.6 sq m
 For identification only - Not to scale



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



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Charters Estate Agents Limited. REF: 748024

SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically outstanding celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside a selection of private schools. Coast and country lifestyle pursuits are all within striking distance as the city 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.

LOCAL AUTHORITY

Eastleigh Borough Council
 Council Tax Band D
 Minimum Term 12 Months

£2,200 PER MONTH

Security Deposit £2,538.46 (based on advertised rental price)
 Holding Deposit £507.69 (based on advertised rental price)



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