



Winchester Road, Chandler's Ford, Hampshire, SO53 2DU





## SPECIFICATION

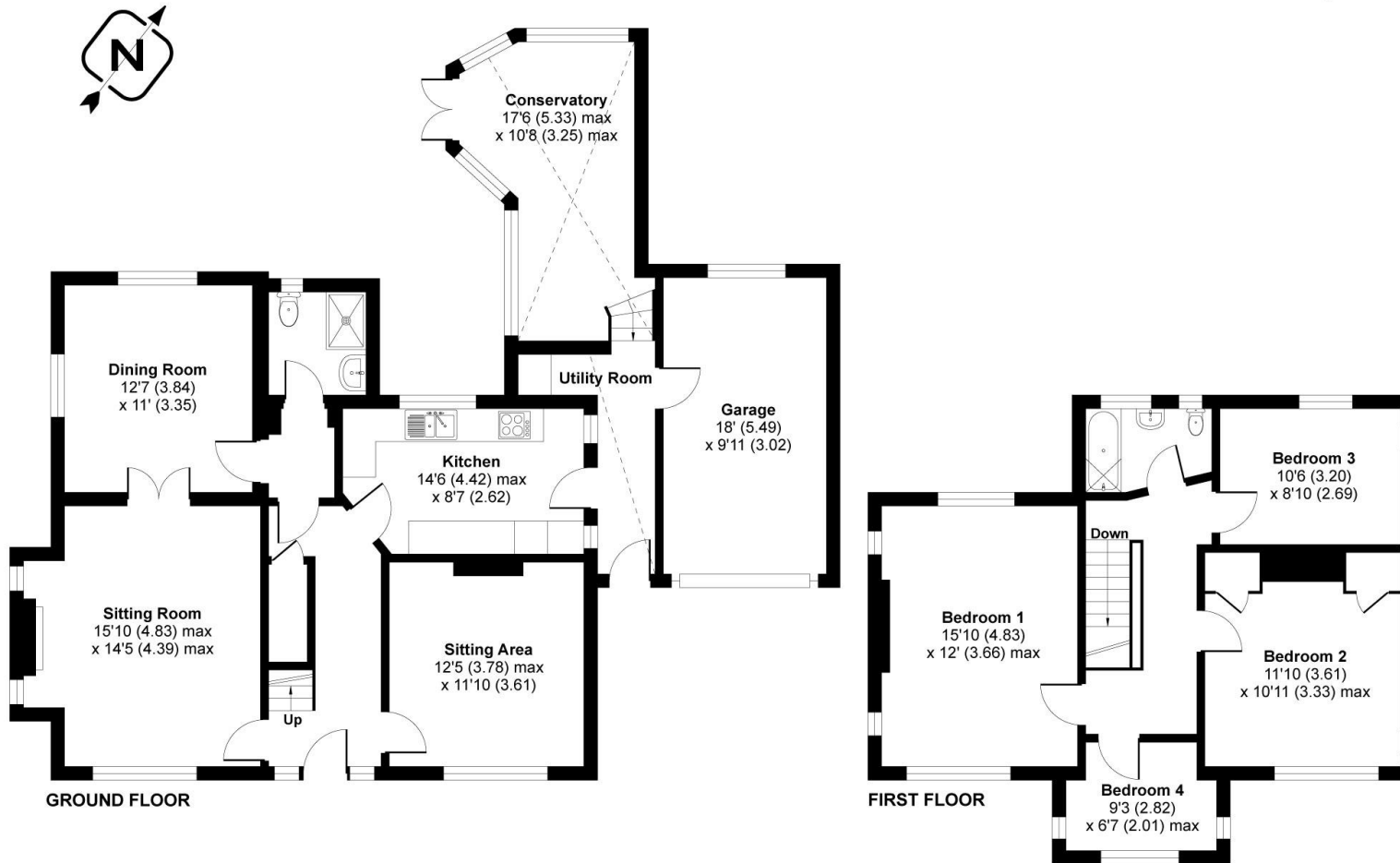
- Detached family home
- Four bedrooms
- Driveway and garage
- Three reception rooms and conservatory
- Bathroom and shower-room
- Imposing mock Tudor facade
- Unfurnished

## ACCOMMODATION

Imposing and beautiful, this fantastic four-bedroom detached family home truly has the wow factor. Offering character and charm and a mock Tudor facade, this property stands out. Hidden away, the large driveway with garden and garage not only provides ample parking but also a stunning entrance to the home. On entering the property, the welcoming, light and airy hallway leads you in and flows through the ground floor accommodation. At the front of the home, there are two reception rooms, with one offering a fire place. As you walk through the large lounge there is a further reception room. Downstairs there is also a shower room. The kitchen offers views over the rear garden and conservatory. To the side of the kitchen is a door way that leads you to a utility area, conservatory and side entrance into the garage. The conservatory has doors that open up into the large rear garden. On the first floor, the spacious principal bedroom offers lots of light and has views of the front and rear garden. There are two further double bedrooms, one with built in cupboards and a single bedroom or study to the front of the property. All the bedrooms are serviced by the family bathroom. The mature gardens offer privacy and are perfect for al-fresco dining and BBQ's in the summer. This property is available from the end of April 2024 and is offered unfurnished.

Approximate Area = 1919 sq ft / 178 sq m (includes garage)

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		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Charters. REF: 667006



**SITUATION**

Set within the popular area of Chandler's Ford, approximately a 15-minute drive away from the mesmerising cathedral city of Winchester and Southampton city. Chandlers Ford has a variety of shops, restaurants, traditional inns and schools. Winchester has many famous amenities and attractions. Communications are excellent with the M27, M3, A34, and A303 within easy reach and only a few minutes drive away. This provides access to London, New Forest and the South Coast.

**LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band F

**GUIDE PRICE**

£2,800 per month

Security deposit based on advertised rent £3230.76

Holding deposit based on advertised rent £646.15

Minimum Term: 12 Months





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Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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