



Hursley Road, Parish of Ampfield, Hampshire, SO53 5PH





316 Hursley Road, Parish of Ampfield, Hampshire, SO53 5PH

A rare and fine example of a substantial four-bedroom home, situated on the prestigious Hursley Road within the Thornden School catchment. The property boasts high-quality fixtures and fittings, with modern interiors which are showcase of exquisite craftsmanship and create light and airy accommodation throughout.



- Wonderful detached family home • Four double bedrooms
- Three bathrooms • Stunning, south-west facing rear garden
- Modern finish throughout • Ample parking and detached garage
- Thornden School catchment

t: 02382 358888

www.chartersestateagents.co.uk



ACCOMMODATION

This fantastic property has an array of living opportunities. On arrival you are greeted by a welcoming reception hall leading to all the principal reception rooms with hand crafted spiral staircase an outstanding architectural sculpture to behold. A well-appointed sitting room with feature wood-burning stove offers a traditional and contemporary design with door opening out onto the gardens beyond. The outstanding accommodation continues to delight with an impressive designer kitchen/breakfast room which is fully fitted with bespoke storage solutions and includes a hot water tap, double oven and integrated white goods. The kitchen/breakfast room, with views of the garden beyond, is perfect for entertaining and includes doors onto the terrace. This unique space provides a wonderful room for entertaining the whole family and is the hub of the home. The ground floor is complemented by two double bedrooms, both with stunning bay windows, which could equally be used as additional reception rooms or for home working. A modern fitted downstairs shower room completes the ground floor accommodation. Stairs rise to the first floor to two well-appointed bedrooms, both with en-suite facilities, with the principal bedroom benefitting from a large indulgent bath/shower room and wonderful, private views over the rear garden. Externally, the private enclosed south west facing 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 surrounded by hedging, an assortment of trees providing privacy and shade. To the side of this home, you will find a large single garage. The property is accessed via an elegant driveway which provides ample parking for multiple vehicles. This home lends itself to further development and extension subject to the necessary consents.




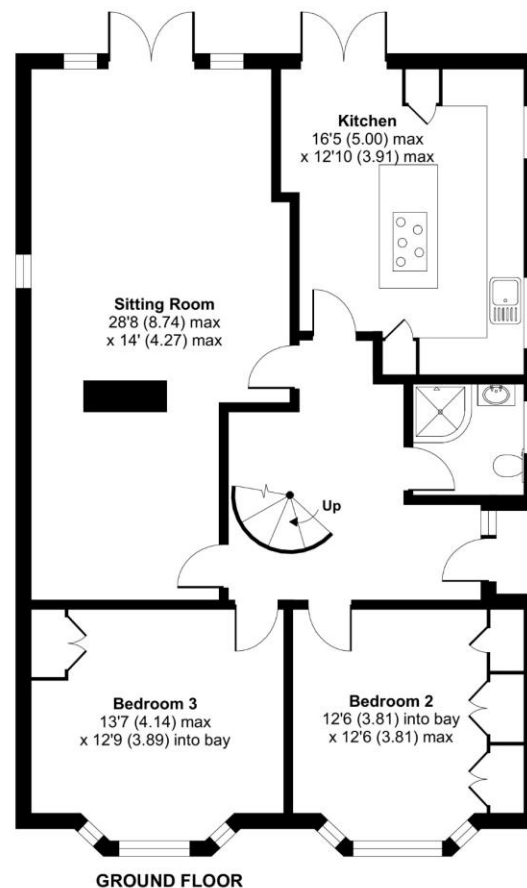
SITUATION

Set within the popular area of Chandlers Ford, approximately a 15-minute drive away from the cathedral city of Winchester and the vibrant city of Southampton., Hiltingbury is a sought-after location offering many shops, post office, community centre, a lake and Hiltingbury Primary School. Communications are excellent with the M3 and M27 within easy reach.

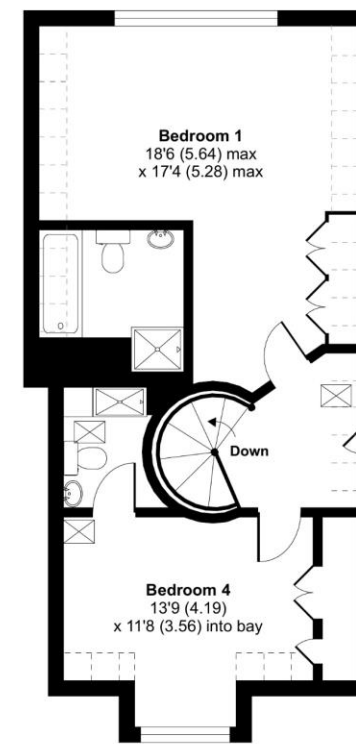




| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 81 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

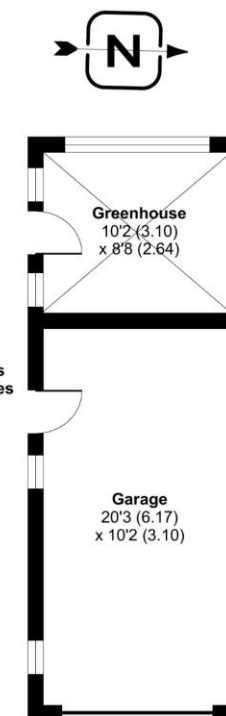


GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Approximate Area = 1816 sq ft / 168.7 sq m
 Limited Use Area(s) = 77 sq ft / 7.1 sq m
 Outbuilding = 89 sq ft / 8.2 sq m
 Total = 1982 sq ft / 184.1 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). © nchecom 2022. Produced for Charters Estate Agents Limited. REF: 8391590





LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band E

GUIDE PRICE

Guide Price £925,000

TENURE

Freehold