







Pine Way, Chilworth, Southampton, Hampshire, SO16 7HF

This impressive modern, detached house is positioned on a plot of a third of an acre and offers well-appointed accommodation that will appeal to a wide range of buyers.



- Highly sought-after location
- Impressive detached house built in 2014
- Stunning open-plan kitchen/breakfast room
 - Large lounge and dining room
- Superb principal bedroom with dressing room and en-suite bathroom
 - Generous second bedroom with en-suite shower room
 - Three further double bedrooms
- Two quality bathrooms • Double garage with a useful room above



ACCOMMODATION

This superb family home has been designed with modern living in mind. The ground floor comprises a hallway with a cloakroom and the stylish kitchen/breakfast room is an exceptional size, enjoying a triple aspect with a comprehensive range of wall and base units adorned with granite work surfaces. There is also a utility room and an adjacent dining room that links with the impressive lounge that is a generous size with a triple aspect and doors opening to the garden. The landing features an oak spindled staircase while the main bedroom has the added benefit of a walk-in dressing room and a sumptuous en-suite bathroom. Bedroom two is a large room with an en-suite shower and bedroom three has an en-suite bathroom that is also accessed from the landing. The top floor boasts two further sizeable bedrooms, both of which have fitted wardrobes and are served by a central shower room. Automated gates with an intercom entry phone system lead to the brick paved driveway that allows parking and turning for numerous vehicles while the double garage has a useful room above that is suitable for a number of purposes. The level rear garden enjoys a leafy outlook and is laid to lawn with a full width patio and enjoys an attractive view.



SITUATION

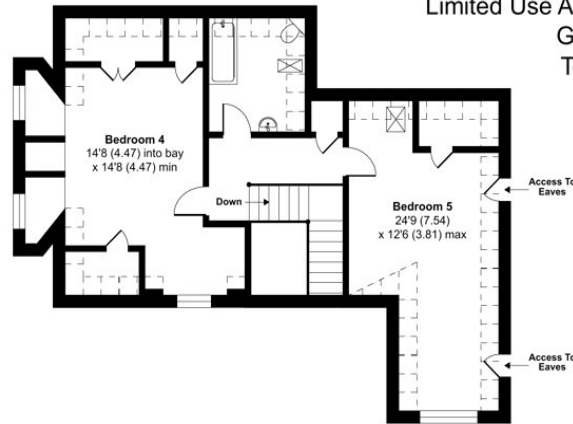
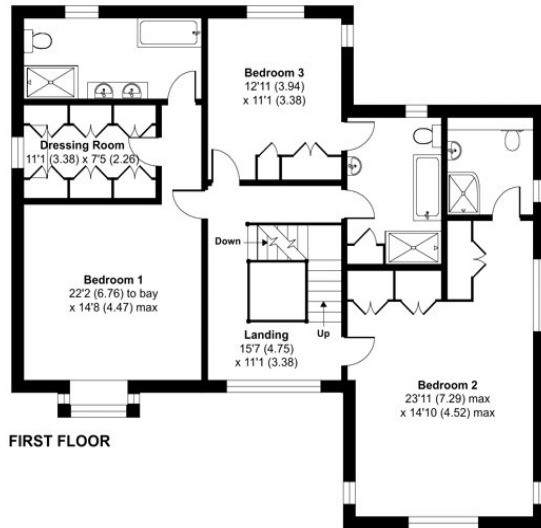
Chilworth is Southampton's premier residential area, with excellent travel links via the M3 and M27 to London and regional towns/cities. The Parkway railway station provides a fast route to London Waterloo. There are a variety of golf courses nearby that, together with the Sports Centre, Common and village green/community hall, provide recreational facilities. Romsey and Winchester are within comfortable driving distance, whilst the city centre is four miles to the south and has extensive shopping facilities, numerous pleasant parks and the West Quay shopping and entertaining centre.



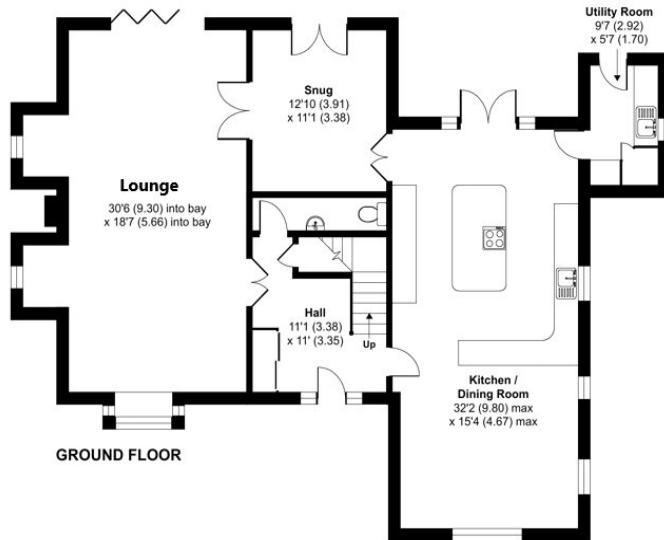


Approximate Area = 3340 sq ft / 310.3 sq m
 Limited Use Area(s) = 192 sq ft / 17.8 sq m
 Garage = 585 sq ft / 54.3 sq m
 Total = 4117 sq ft / 382.5 sq m

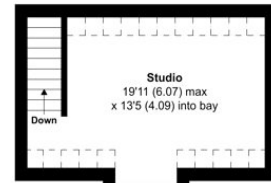
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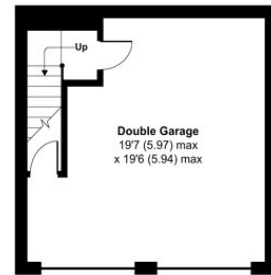
FIRST FLOOR



GROUND FLOOR



GARAGE FIRST FLOOR



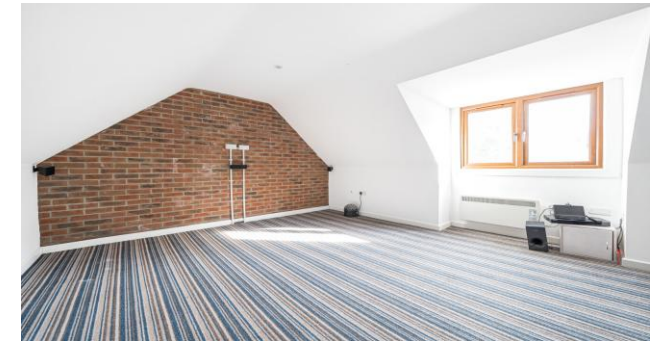
Denotes restricted head height

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 74 |
| (55-68) D | | |
| (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.





LOCAL AUTHORITY

Southampton City Council
Council Tax Band G

GUIDE PRICE £1,250,000

TENURE

Freehold

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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