



Heatherdene Road, Chandler's Ford, Hampshire, SO53 5BN





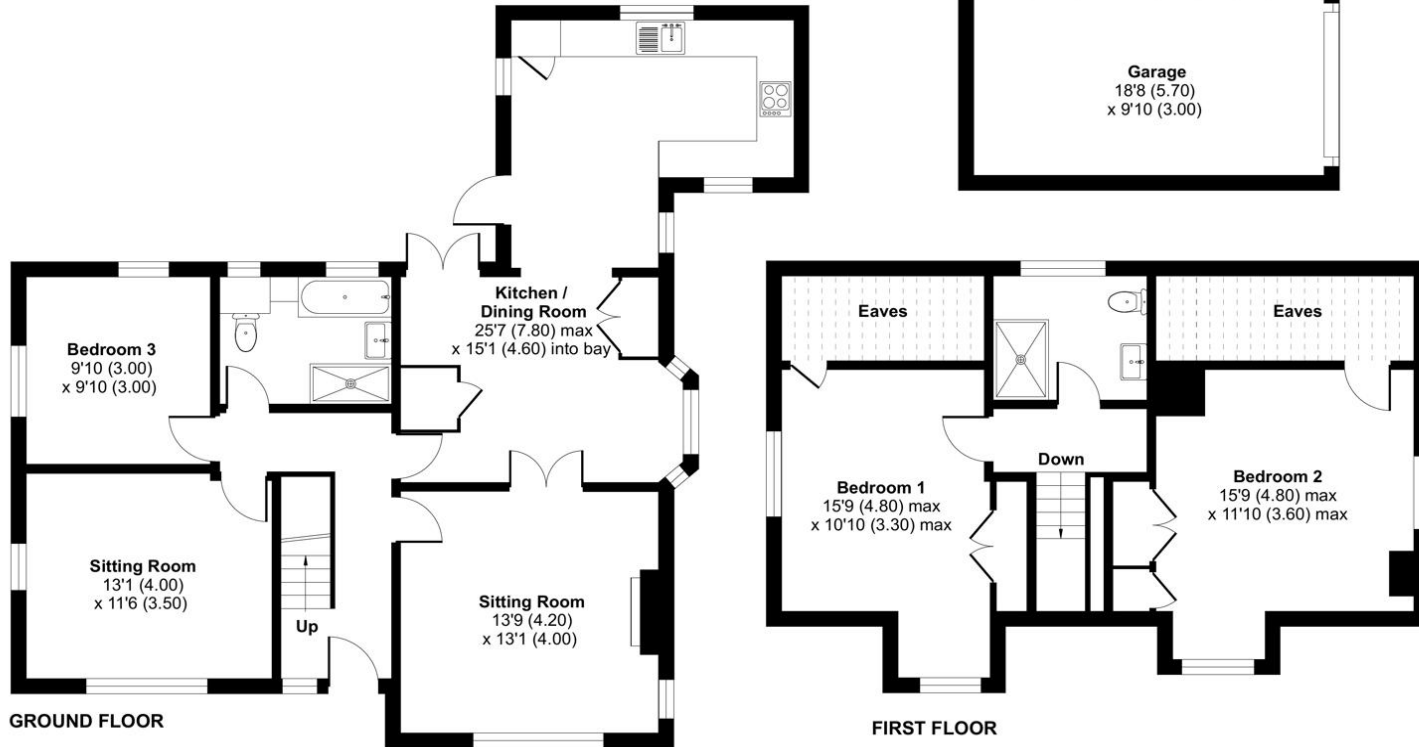
## ACCOMMODATION

Situated on a highly desirable residential street in Hiltingbury, this four-bedroom detached family home exudes class and sophistication. With an expansive frontage providing a private feel and large rear garden, there is ample outdoor space for those that enjoy outdoor pursuits. Upon entering the property, you are welcomed with a spacious entrance hall with doors to all accommodation, starting with a large sitting room to the front of the home with double doors leading to the L shaped kitchen/dining room, overlooking the beautiful gardens to the rear. Ideal for multi-generational living, there is the third bedroom and additional reception room/bedroom providing flexible accommodation on the ground floor. Finally, a full 4-piece bathroom completes this level. Moving to the first floor, there are two large bedrooms both with built in wardrobes and access to eaves storage. There is a modern shower room to serve both of these bedrooms. Externally, the detached garage sits atop of the driveway and provides secure parking and outdoor storage space. The rear garden is a delight, with a patio terrace ideal for al fresco dining, a large lawned area and lush mature borders.



Denotes restricted head height

Approximate Area = 1472 sq ft / 136.7 sq m  
 Limited Use Area(s) = 130 sq ft / 12 sq m  
 Garage = 184 sq ft / 17 sq m  
 Total = 1786 sq ft / 166 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		
(55-68)	D	65	77
(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 2024. Produced for Charters Estate Agents Limited. REF: 1101392



## 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. Chandler's 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.





### **SPECIFICATION**

- Three/Four bedroom detached home
- Off road parking for multiple vehicles
- Extensive private rear garden
- Exclusive Hiltlingbury location
- Two bathrooms
- Large modern kitchen/dining room

### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band F

**GUIDE PRICE £750,000**

### **TENURE**

Freehold