



Pine Walk, Chilworth, Southampton, Hampshire, SO16 7HP

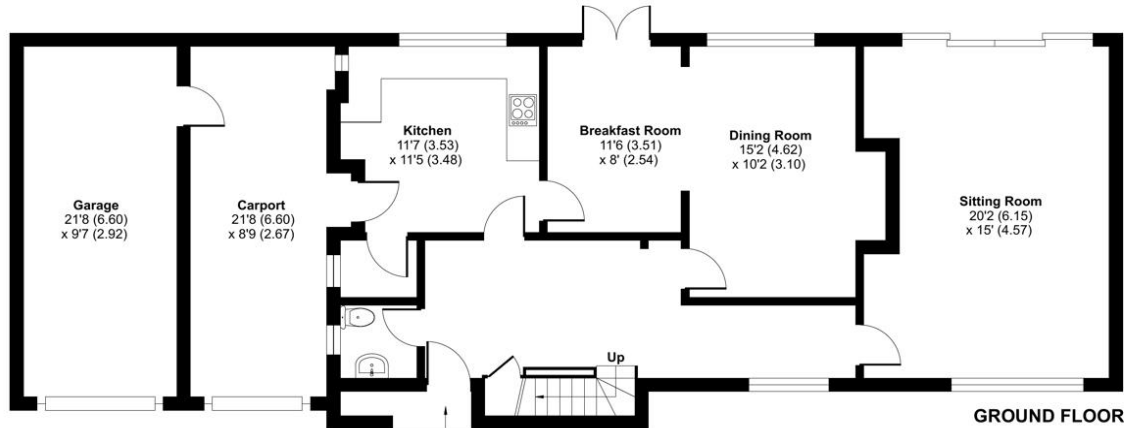
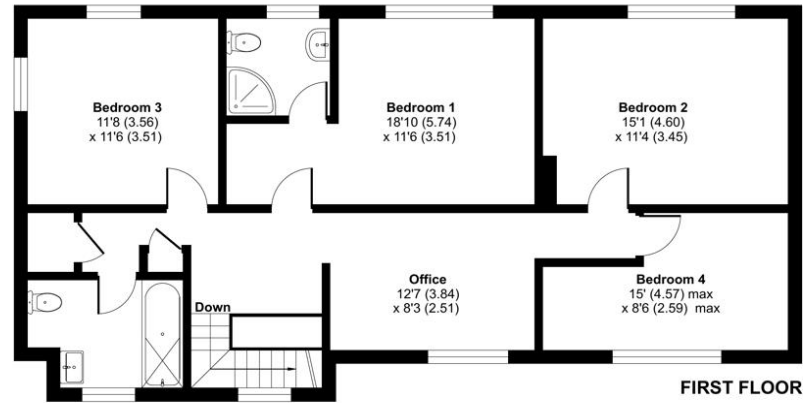


ACCOMMODATION

Found on a quarter acre plot this spacious, modern detached house enjoys a pleasant position in Southampton's premier residential area with well-proportioned rooms offering a light, bright atmosphere and an attractive outlook in all directions. The accommodation features a large hallway with a cloakroom, an open-plan dining/sitting room and an impressive lounge found on the right together with a kitchen/dining room. There is spacious landing that has room for a desk/work station and the principal bedroom is generous in dimensions with the added advantage of an en-suite shower room. The second bedroom is also well proportioned. Two further double bedrooms are served by a family bathroom. The driveway provides parking/turning for numerous vehicles and the single garage has an adjacent carport. The rear garden boasts a pleasant outlook and there is an extensive patio terrace which extends the full width of the house and overlooks the rear garden. Subject to the necessary consents there is potential to create a two storey side extension where the carport is currently positioned and the top floor of this proposed area can be accessed via the airing cupboard on the landing.



Approximate Area = 1967 sq ft / 182.7 sq m (excludes carport)
 Garage = 198 sq ft / 18.4 sq m
 Total = 2165 sq ft / 201.1 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). © nche.com 2024. Produced for Charters Estate Agents Limited. REF: 1116479



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	73	
(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.

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 and is adjacent to the international airport. There are a variety of golf courses nearby that, together with the Sports Centre, Common and village green/community hall, provide superb recreational facilities. The market abbey town of Romsey and the cathedral city of 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.



SPECIFICATION

- Highly sought after location with a quarter acre plot
- Large reception hallway with a cloakroom
- Open plan dining/sitting room
- Large lounge with a pleasing dual aspect
- Modern kitchen/breakfast room
- Spacious landing with study area
- Four bedrooms, en-suite shower and family bathroom
- Ample parking, garage and carport

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band G

GUIDE PRICE

£995,000

TENURE

Freehold