



Hadrian Way, Chilworth, Southampton, Hampshire, SO16 7HY



ACCOMMODATION

A spacious detached house with very well proportioned rooms enjoying an attractive outlook in all directions. The accommodation features a large hallway with a spindled staircase, a cloakroom and a lounge that displays a brickette fireplace that links to the study that enjoys views over the garden. The spacious kitchen has ample space for informal meals and there is a utility room together with an additional room that is an ideal hobbies space. The dining room is a generous size and leads to the large conservatory that offers attractive views towards the rear garden. On the first floor there are four good sized double bedrooms served by an en-suite shower room and the largest has potential to be sub-divided to create an additional bedroom if desired. There is also a tastefully appointed family bathroom. The plot is just under a third of an acre and offers a high degree of privacy with the in and out drive way providing parking/turning for numerous vehicles and the detached double garage, with an inspection pit, is a useful asset with an electric up an over door. The delightful rear garden has a high degree of natural privacy boasting a pleasant outlook with a leafy aspect backing onto mature woodland and has a lawn with well stocked shrub borders, vegetable beds, an extensive paved patio, a potting shed and a wooden shed.

Approximate Area = 2416 sq ft / 224.4 sq m (excludes void)
 Garage = 290 sq ft / 26.9 sq m
 Outbuildings = 114 sq ft / 10.5 sq m
 Total = 2820 sq ft / 261.9 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	56	71
(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). © nchecon 2023. Produced for Charters Estate Agents Limited. REF: 1053776



SITUATION

Chilworth is Southampton's premier residential area, with excellent travel links via the M3 and M27 to London and regional towns/cities, and The Parkway railway station provides a fast route to London Waterloo. There are a variety of golf courses nearby that, along 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.



SPECIFICATION

- Located in Southampton's premier residential area
- Envious position backing onto mature woodland
- Spacious reception hall with a cloakroom
- Large lounge with a study
- Dining room with a conservatory
- Open plan kitchen/breakfast room with a garden room
- Four bedrooms, en-suite shower & separate bathroom
- Third of an acre plot, double garage and ample parking
- Large water storage system for maintaining the garden

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band G

GUIDE PRICE

Guide Price £995,000

TENURE

Freehold