



Hadrian Way, Chilworth, Southampton, Hampshire, SOI6 7HY



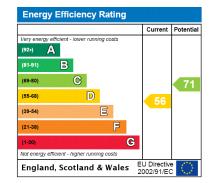
## ACCOMMODATION

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







## 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
- Enviable 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

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 firms' employment has the authority to make or give any representation or warranty in respect of the property.

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