







## Roman Road West, Chilworth, Southampton, SO16 7HE

*Positioned on a plot of just over half an acre, this detached house was originally built in 1914 as a forester's cottage that served the Fleming Estate and is approached via a leafy lane.*



- Secluded woodland setting offering total privacy
- Private grounds approaching two thirds of an acre
- Flexible ground floor layout with three reception rooms and a large conservatory
  - Five bedrooms with two en-suites and a family bathroom
    - Double garage with studio apartment above
  - Extensive parking and turning for numerous vehicles
  - Planning previously granted for a two-storey extension
- Two wooden outbuildings, sauna, hot tub and summer house

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## ACCOMMODATION

The property is positioned on a plot approaching two thirds of an acre with the private setting offering total seclusion and isolation, as the grounds border mature woodland and fields that provide an attractive outlook in all directions. Planning permission was granted in 2014 to extend the property to create a superb open plan kitchen/family room with bi-fold doors and a larger principal bedroom above. The existing layout will appeal to the growing family as the spacious hallway, with a guest cloakroom, allows access to the three individual reception rooms and a large conservatory that benefits from underfloor heating. The kitchen features a comprehensive range of units and has been combined with the adjacent family room to create a sizeable open plan space of enviable proportions, ideal for entertaining. The first floor continues to impress with the principal bedroom served by an en-suite bathroom and bedroom two, which also has the benefit of an en-suite shower room. Two further bedrooms have an attractive outlook and bedroom five features a diamond shaped window and is currently used as a dressing room. The family bathroom displays a three-piece white suite and serves the remaining bedrooms. The grounds are approached via automated solid wooden gates that are set in brick pillars with an intercom entry phone/camera leading to the driveway that has stanchion lighting. The extensive parking area can accommodate numerous vehicles and footings have been laid for a five-bay carport. Two further sizeable wooden outbuildings are provided and there is also a brick built detached double garage with a studio apartment above that is approached via an external staircase. This space is ideal for an Air B & B, long term guests or to provide rental income.



## 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, which together with the Sports Centre, Common and village green/community hall, provide recreational facilities.

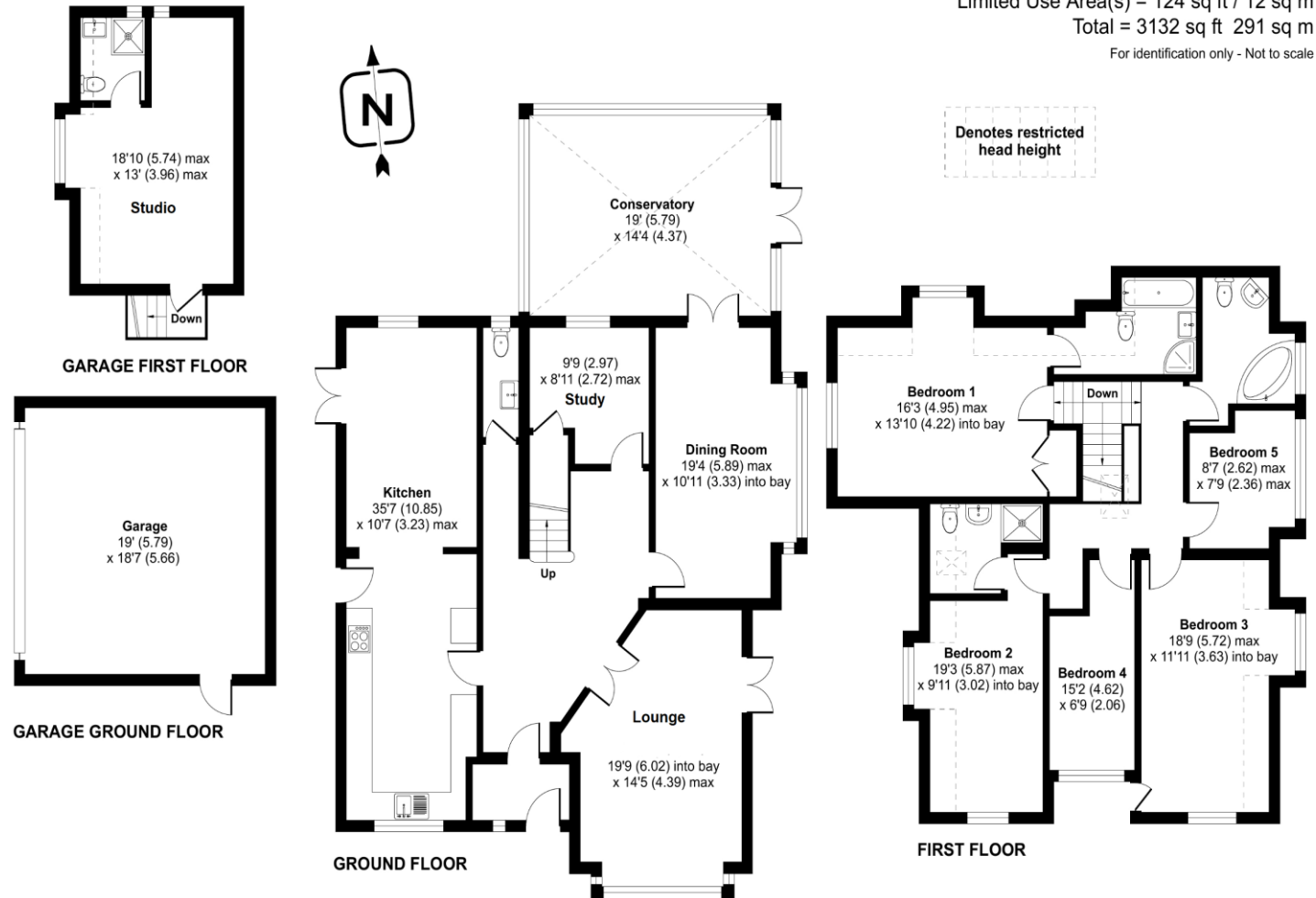
Romsey and Winchester are within comfortable driving distance, whilst the city centre is four miles to the south and has extensive shopping facilities, numerous pleasant parks and the West Quay shopping and entertaining centre.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 3008 sq ft / 279 sq m (includes garage)  
 Limited Use Area(s) = 124 sq ft / 12 sq m  
 Total = 3132 sq ft 291 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). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 780222





**LOCAL AUTHORITY**  
Southampton City Council

Council Tax Band - G

**GUIDE PRICE**  
Guide Price £995,000

**TENURE**  
Freehold (Oil fired central heating)