







Field Place, The Orchard, Chilworth Road, Chilworth, Southampton, Hampshire, SO16 7JZ

A substantial detached house of enviable proportions positioned in a discreet location with just four other individual properties that rarely come onto the market.



- A substantial family home of enviable proportions
- Discreet tucked away location adjacent to woodland • Open but private plot approaching two thirds of an acre • Superb dining room with sizeable conservatory • Large open plan kitchen/breakfast room • Lounge & adjacent snug • Impressive family room leading to a study • Two staircases leading to five bedrooms & four bath/shower rooms

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ACCOMMODATION

The extensive accommodation will appeal to purchasers seeking a large home that is ideal for a multigenerational lifestyle and located on a plot of almost two thirds of an acre that has an open but private outlook with mature woodland on the left boundary. The reception hall creates a warm welcome and there is the original staircase and a cloakroom. The lounge is found on the right and has a pleasant outlook with an open aspect leading to a further reception room. The superb open plan dining room and sizeable conservatory is a notable feature of the interior and is an excellent social space. An additional hallway has a further entrance door leading to a generous size utility room. The stunning kitchen/breakfast room offers views of the garden and is an exceptional space being the ideal venue for informal meals or entertaining friends. The adjacent family room boasts impressive dimensions and is a further highlight of this fine property. Here, a door leads to a study/home office and a second staircase ascends to the left wing of the first-floor layout. The main landing allows access to the right-hand bedroom that has a walk-in dressing room and an adjacent shower room. A further double bedroom is served by a spacious main bathroom. A double bedroom links to the inner landing and there is sizeable guest bedroom that benefits from an en-suite shower while the commanding principal bedroom has the added advantage of a balcony and an en-suite bathroom. Outside, an automated gate leads to the driveway that provides off road parking and turning for numerous vehicles. There is a detached garage found on the right with a room above that is suitable for a number of purposes. The front garden is laid to lawn with shrub borders and mature trees that create an attractive outlook. The rear garden comprises a large area of lawn with an open yet private outlook. There is a large paved patio approached from the breakfast room with a sunshade and there is also a summer house and a large shed in the top right corner.



SITUATION

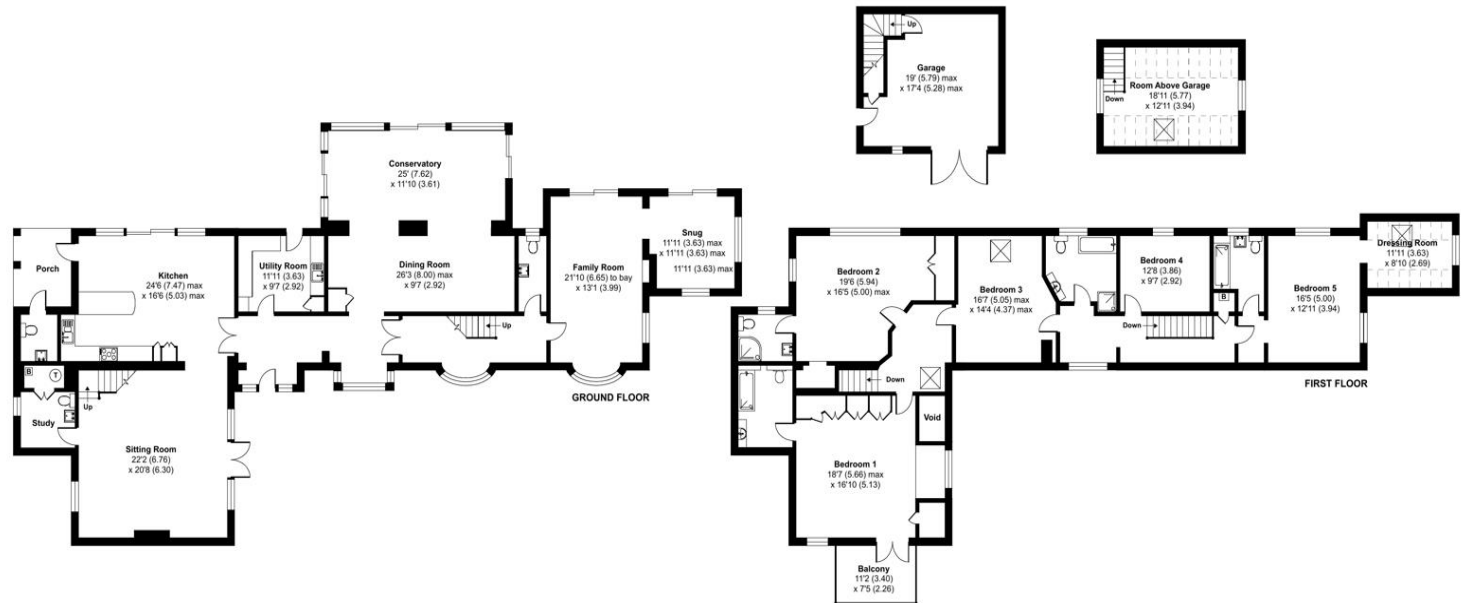
Chilworth is Southampton's premier residential area, with excellent travel links via the M3 and M27 to London and regional towns/cities, and The Parkway railway station provides a fast route to London Waterloo. There are a variety of golf courses nearby that, along with the Sports Centre, Common and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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 4531 sq ft / 420.9 sq m
 Limited Use Area(s) = 200 sq ft / 18.5 sq m
 Garage = 329 sq ft / 30.5 sq m
 Room Above Garage = 247 sq ft / 22.9 sq m
 Outbuilding = 31 sq ft / 2.8 sq m
 Total = 5338 sq ft / 495 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). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1104022





LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band H

GUIDE PRICE

Guide Price £1,750,000

TENURE

Freehold