



Linden Grove, Chandler's Ford, Eastleigh, Hampshire, SO53 1LB



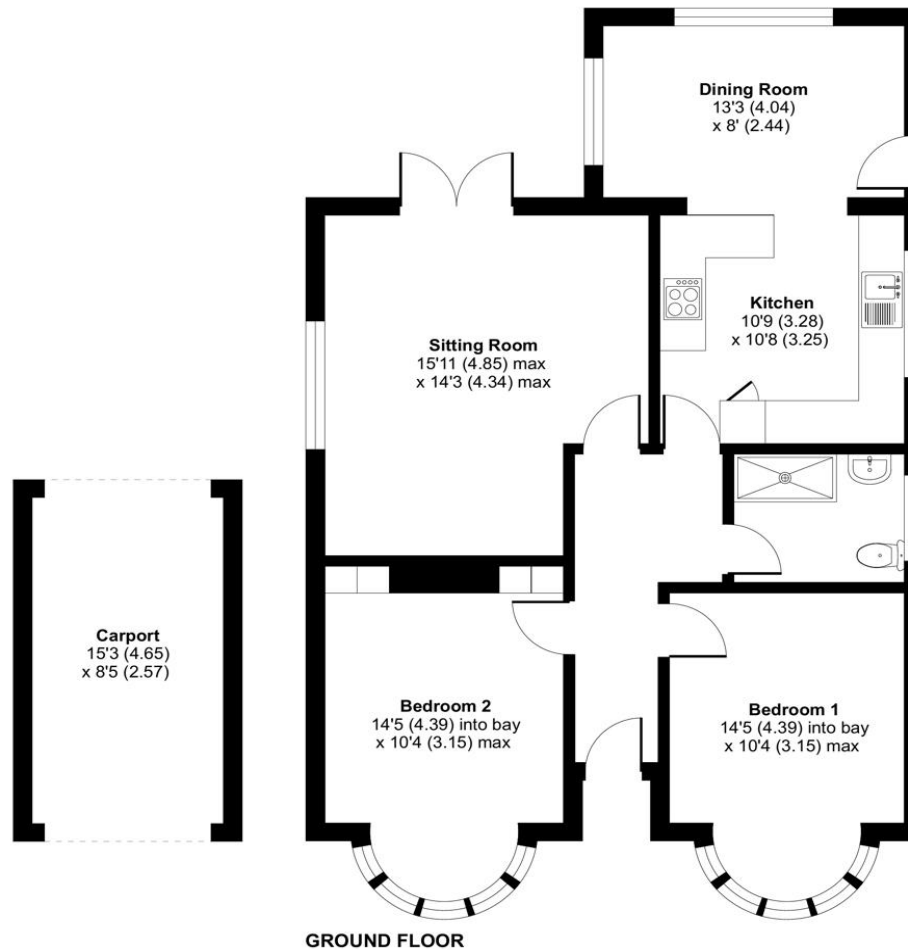
## ACCOMMODATION

This delightful two-bedroom bungalow featuring two double bedrooms enjoys a quiet and conveniently located position in the highly sought-after area of Hiltingbury. Characterised by charming bay windows and high ceilings, this home has light and airy accommodations throughout. Upon entry, a welcoming hallway efficiently connects you to all the primary living spaces. The sitting room features air conditioning and French doors leading to the mature garden, creating a seamless indoor-outdoor flow. The modern kitchen is thoughtfully designed, offering a range of wall and base units, and flows into the traditional dining room. The accommodation continues to delight with two double bedrooms, all served by a luxurious shower room. Continuing outside, you will be drawn to the privately enclosed garden, well maintained and featuring a blend of mature borders, lawn, and a patio area, perfect for al fresco dining. A handy gardener's shed completes the rear garden. At the front of the property, a well-established gravel driveway provides ample parking space, with access via a shared driveway leading to the carport.



Approximate Area = 867 sq ft / 80.5 sq m (excludes carport)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1051291



## SITUATION

The property occupies a secluded and prime position on the edge of the sought-after Hampshire town of Chandler's Ford and is perfectly placed to enjoy all local amenities. The town is steeped in history that delights with much character and diverse architecture. The splendid town centre provides everyday amenities with a range of High Street retailers, traditional inns and schools. Outdoor pursuits and leisure facilities include breathtaking walks via a network of footpaths over the varied landscapes, as well as golfing at Chilworth golf course. Road and rail links are provided by the M3 motorway and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Airport Parkway.



#### SPECIFICATION

- Exceptional detached bungalow
- Feature bay windows
- Two double bedrooms
- Modern kitchen
- Dining room
- Luxury family shower room
- Private and enclosed rear garden
- Driveway parking

#### LOCAL AUTHORITY

Eastleigh Borough Council  
Council Tax Band: D

#### GUIDE PRICE

Guide Price £400,000

#### TENURE

Freehold