



Kingsway, Hiltingbury, Chandler's Ford, Hampshire, SO53 5BX





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This stunning, detached family residence has well-proportioned accommodation which is cleverly arranged over three floors and occupies one of the most sought-after locations in Chandler's Ford.



- Individual family residence
- Sought-after location in Hiltingbury
- Thornden School catchment • Four bedrooms
- Three bathrooms
- Stunning open-plan kitchen/breakfast/dining room
- Sitting room with attractive woodburner • Extensive driveway
- Private, landscaped garden • Outbuilding with gym and sauna

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ACCOMMODATION

This exceptional, detached family home has well-proportioned accommodation which is cleverly arranged over three floors and is positioned in one of the most sought-after locations in Chandler's Ford. The property offers an attractive, contemporary design and affords substantial and versatile space for multi-generational living. Upon approaching the home, the imposing driveway offers ample parking for multiple vehicles. Entrance to the house you are greeted by the welcoming and generous hallway where the imaginative design becomes apparent. The ground floor comprises formal living and social accommodation including the sensational kitchen/breakfast/dining room with bi-folding doors to the garden and a comprehensive range of sleek wall and base units creating ample worktop and storage space. There is a stylish sitting room with a feature wood burning stove, together with an open-plan area which is currently utilised as a home office, complemented by a guest cloakroom. The first floor hosts three sizeable bedrooms with a guest bedroom benefitting from an en-suite bathroom and the remaining bedrooms served by the family three piece bathroom. The lower ground floor has been stylishly adapted into an impressive principal bedroom suite enjoying bi folding doors to the lower level of the garden, allowing for superb natural light and immediate outdoor access for to enjoy a morning coffee on the terrace. There is a large dressing room, attractive shower room and utility room completing the lower ground accommodation. The splendid gardens wrap around the property and are a delight to experience, with patio terraces and individual seating areas. The substantial outbuilding is currently used as a home gym and hosts a built-in sauna providing an excellent recreational venue. A viewing is advised to appreciate this beautifully presented family home.



SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional inns, as well as being close to Royal Winchester Golf Club, South Winchester Golf Club and several other excellent courses. For the sports enthusiast there are top quality tennis and gym clubs nearby plus Premier League football and first-class county and international cricket. Top sailing and cruising facilities can be located nearby in Southampton and Hamble.

Schooling is typically outstanding. The local catchment schools are Hiltingbury Infant and Junior Schools and the sought-after Thornden Secondary School. Independent schools include Sherbourne House, The Pilgrims' School, Princes Mead, Twyford School, St Swithun's School and Winchester College. Coast and country lifestyle pursuits are all within striking distance as the town is well placed for the South Downs National Park and The New Forest. It is approximately 6 miles to Winchester and 7 miles to Southampton, both cities have an extensive range of facilities. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is approximately 59 minutes from Winchester and approximately 65 minutes from Southampton Airport Parkway.

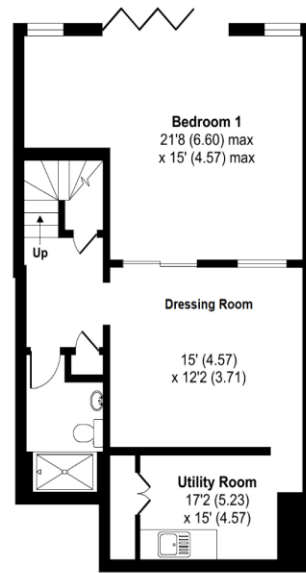




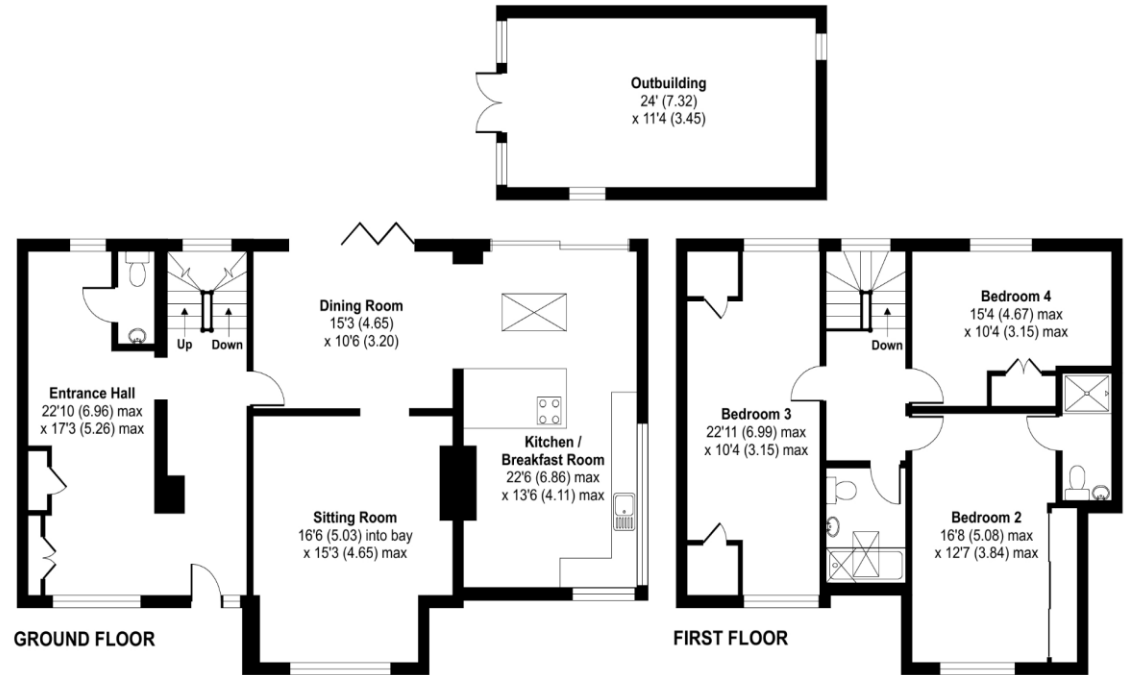
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 2646 sq ft / 245.8 sq m
 Outbuilding = 272 sq ft / 25.3 sq m
 Total = 2918 sq ft / 271 sq m
 For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Charters Estate Agents Limited. REF: 894490





LOCAL AUTHORITY & SCHOOL CATCHMENTS

Eastleigh Borough Council

Council Tax Band – F

ASKING PRICE

£1,050,000

TENURE

Freehold