



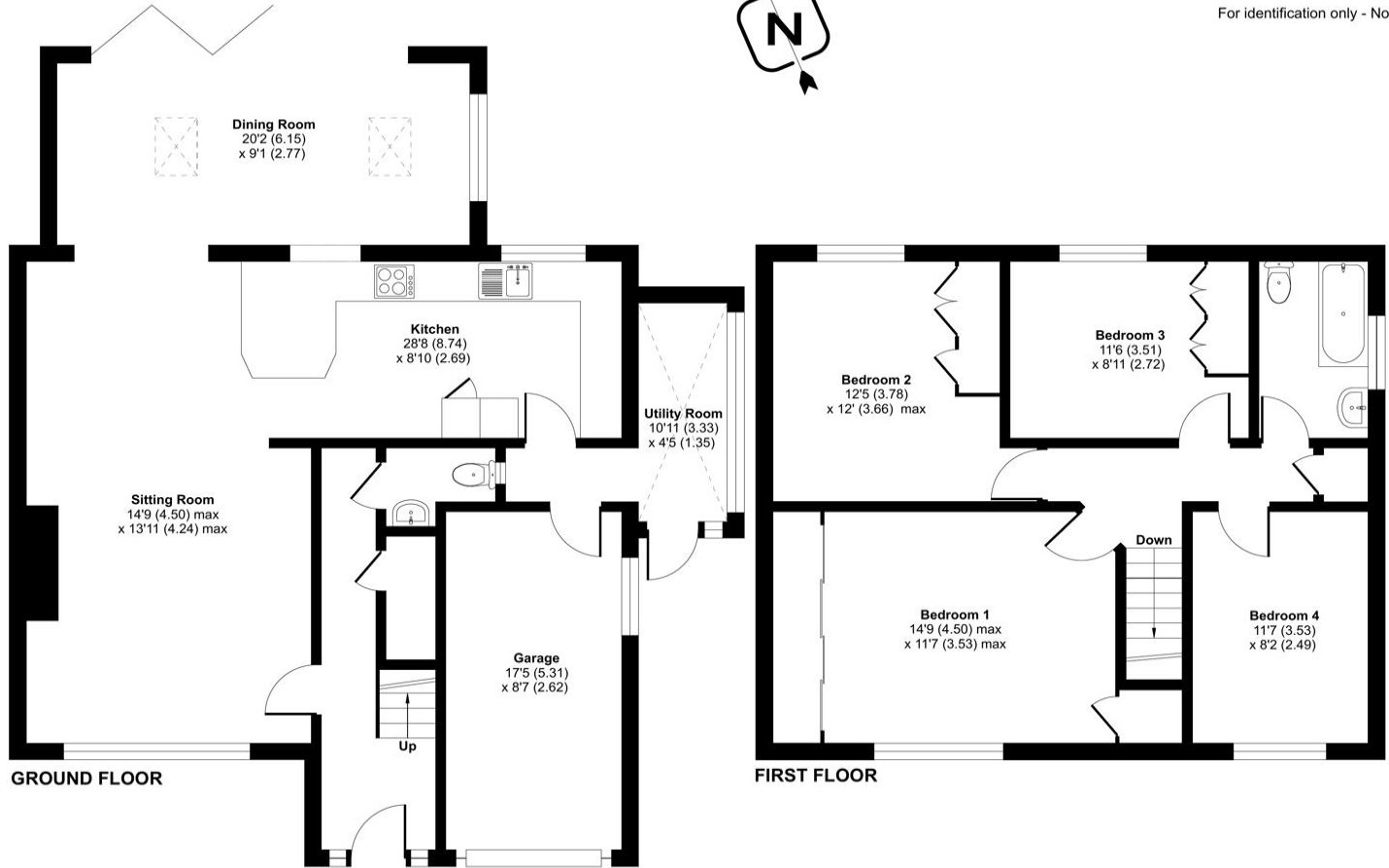
Ashdown Road, Hiltingbury, Chandler's Ford, Hampshire, SO53 5QG



## ACCOMMODATION

A classically designed, four-bedroom family home occupying a convenient and quiet position and located in sought after Hiltingbury. This stylish home has been designed to create light and airy accommodation throughout. The impressive accommodation includes a well-appointed, dual aspect sitting room featuring a traditional design with a contemporary finish, centred around a feature brick fireplace. Moving through the open plan layout of home you are greeted by a spacious kitchen finished to the highest standard and boasting ample storage. A dining room at the rear of the property provides the perfect family space with feature breakfast bar and bi-folding doors out to the rear garden. This unique space provides fantastic room for entertaining your whole family and is the hub of the home. To complete the ground floor is a convenient guest cloakroom and useful utility. Stairs rise to the first floor which includes four well-appointed bedrooms, all serviced by the family bathroom. The principal bedroom, in addition to bedrooms two and three, benefit from built in storage. Continuing outside, you will gravitate towards the private enclosed garden which has been beautifully landscaped and well maintained. A patio is the perfect place for al fresco dining with views across a vast artificial lawn with a mix of mature borders and hedging. Further benefits of this home include a driveway and integral garage.

Approximate Area = 1576 sq ft / 146.4 sq m  
 Outbuildings = 145 sq ft / 13.4 sq m  
 Total = 1721 sq ft / 159.8 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(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: 1050977



**SITUATION**

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. The local catchment schools are Hilingbury Infant and Junior Schools, and the sought-after Thomden 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 a 15-minute drive to Winchester and a 17-minute drive 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 57 minutes from Winchester and 65 minutes from Southampton Parkway.



**SPECIFICATION**

- High quality family home
- Sought-after location
- Four double bedrooms
- Impressive modern kitchen
- Family bathroom
- Utility and Guest cloakroom
- Garage and driveway parking
- Private and landscaped garden

**LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band E

**GUIDE PRICE**

Offers in Excess of £550,000

**TENURE**

Freehold