



Chilworth, Southampton, Hampshire, SO16 7JT





Hamilton, Chilworth Road, Chilworth, Southampton, Hampshire, SO16 7JT

*“One of Chilworth's grandest houses and positioned on a mature plot approximately 1.2 acres in size with an open-air swimming pool.”*



- A substantial family home of great character • No forward chain
- Grand hallway with a cloakroom & study • Three well-proportioned reception rooms
- Open plan kitchen/breakfast room with a sun room • Five double bedrooms served by two bathrooms
- Vast roof space with scope for conversion • Private grounds of approximately 1.2 acres

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## ACCOMMODATION

This imposing detached residence is one of Chilworth's grandest houses and is positioned on a mature plot approximately 1.2 acres in size with an open-air swimming pool. Charters are delighted to bring this substantial detached property to the market that has been a much-cherished family home for fifty years. This rare opportunity will appeal to discerning purchasers seeking a traditional house that has immense character and stature offering extensive accommodation that is ideally suited to the growing family. The vast loft space has exciting potential for conversion (subject to the necessary consents) to provide further rooms if required and the pine boarding that lines the roof confirms the bespoke original specification. The grand reception hall creates a superb entrance to this fine home and has ample space for a grand piano while the panelled staircase leads to the first floor. The three main reception rooms are all generous in size and were designed to provide a southerly outlook towards the woodland area of the garden. There is also a study and cloakroom approached from the inner hall that leads to the open plan kitchen/breakfast room where a sun room enjoys a westerly aspect towards the rear garden. A side lobby has a small workshop and shower room together with the boiler cupboard and front and rear doors. The first-floor landing is generous in size with an airing cupboard, walk-in linen cupboard and a loft hatch with a retractable ladder. The principal bedroom is comfortable in size and enjoys an attractive outlook with an en-suite bathroom that also has independent access. The family bathroom serves three further well-proportioned bedrooms that all face south and the fifth bedroom has a westerly view.



## 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 and is adjacent to the international airport. There are a variety of golf courses nearby that, together with the Sports Centre, Common and village green/community hall, provide superb recreational facilities.

The market abbey town of Romsey and the cathedral city of 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.

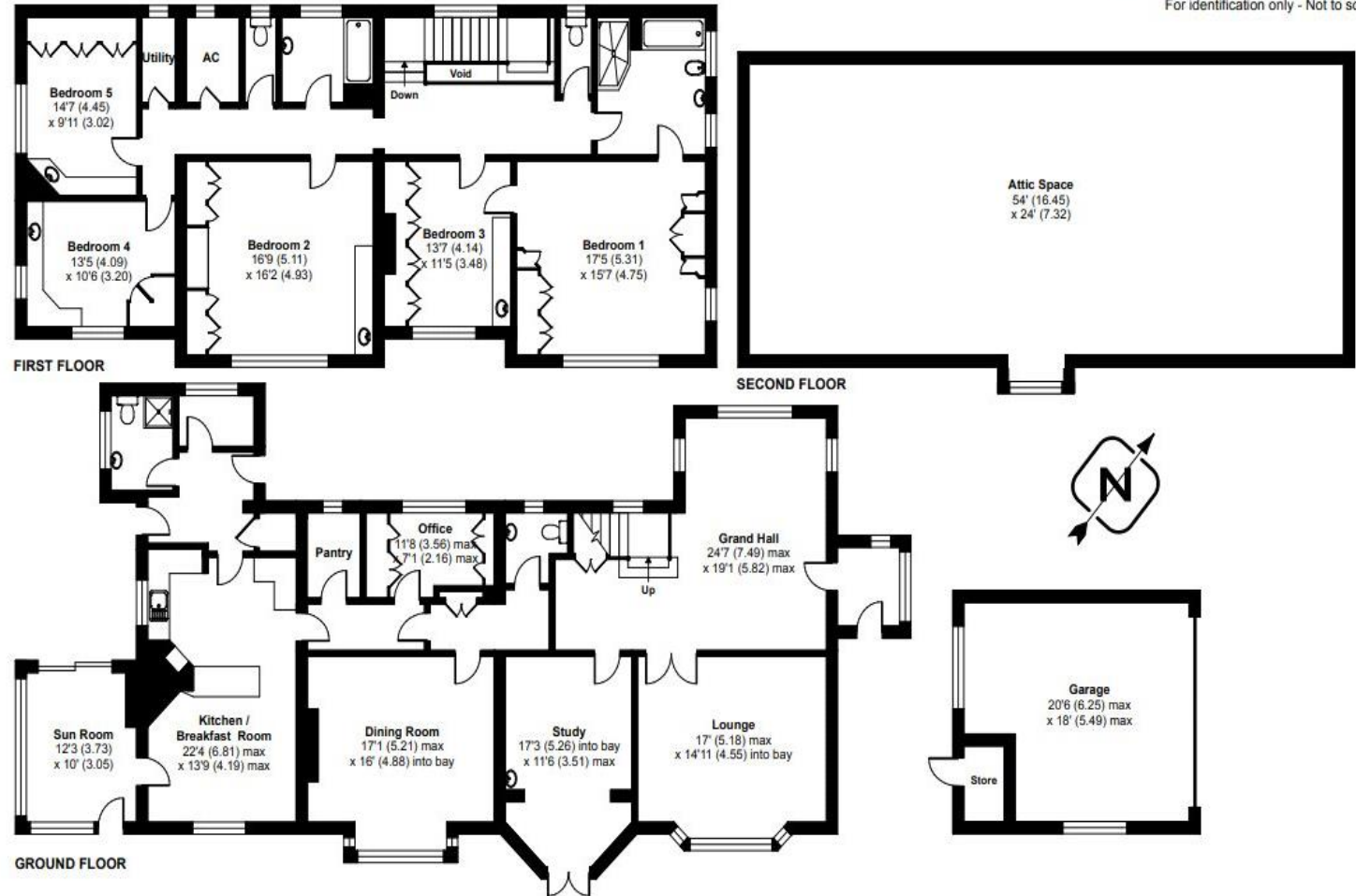




| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>81</b> |
| (55-68) <b>D</b>                            | <b>68</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<br>2002/91/EC |           |

Approximate Area = 4967 sq ft / 461.4 sq m (excludes void)  
 Garage & Store = 369 sq ft / 34.3 sq m  
 Total = 5336 sq ft / 495.7 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). © nchecon 2023. Produced for Charters Estate Agents Limited. REF: 961816





**LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band: H

**GUIDE PRICE**

Guide Price £1,500,000

**TENURE**

Freehold