



Bracken Place, Chilworth, Southampton, Hampshire, SO16 3ET

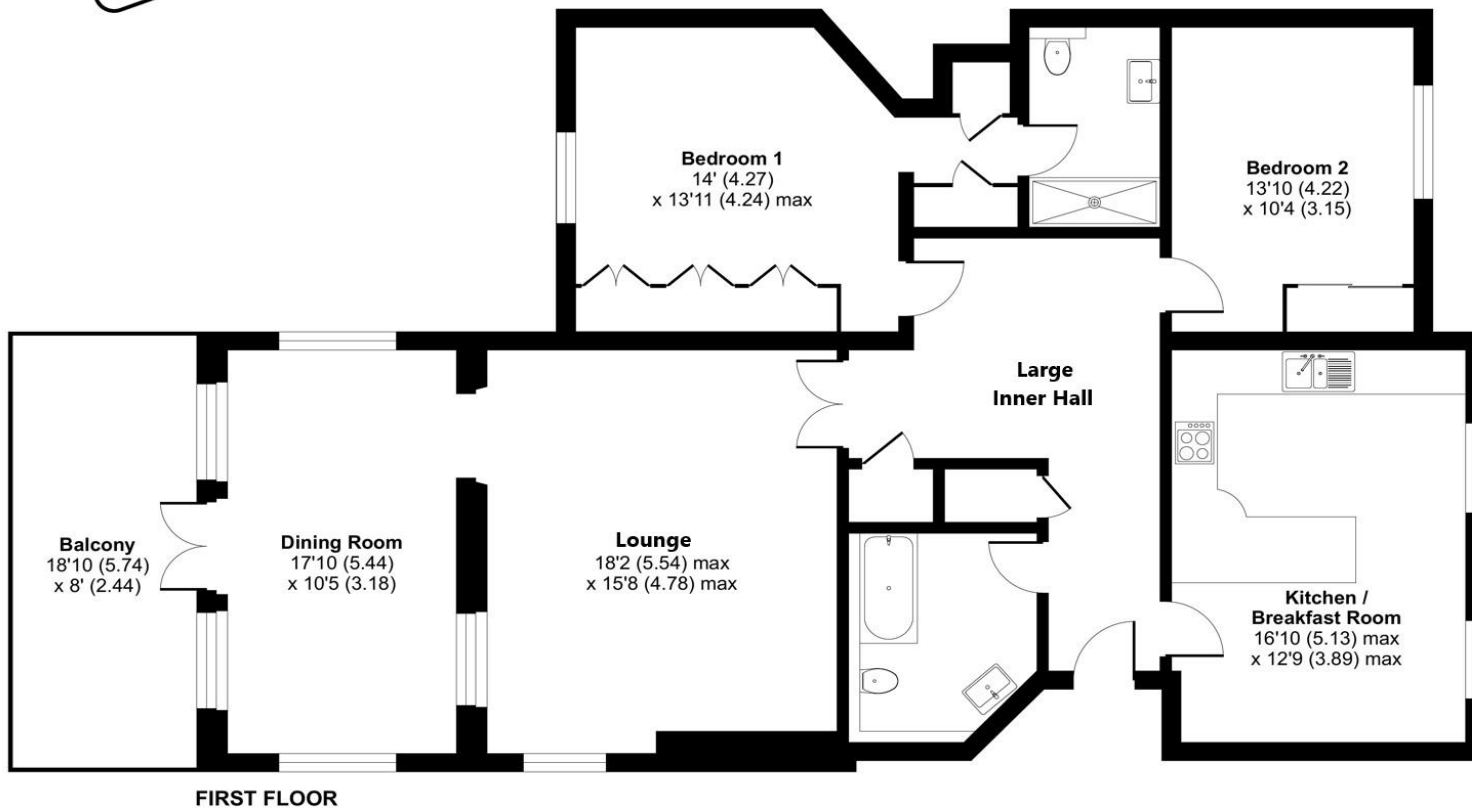


ACCOMMODATION

Offered for sale with no forward chain this impressive, spacious first-floor apartment offers well-proportioned accommodation found within the original character house that dates from 1913 and features high-level ceilings. Set within mature grounds of eight acres and positioned in a courtyard setting that is approached via automated gates and a 170-yard woodland drive, this superb apartment is ideal for downsizers. The tastefully appointed accommodation comprises a superb marble-tiled reception hall that includes two useful storage cupboards. The kitchen/breakfast room is a pleasing social space overlooking the courtyard with ample space for informal dining. The elegant lounge has a side view and a fireplace that is a focal point for the room, while an internal window and an opening lead to the marble-tiled dining room which is an exceptional space with doors opening to the sizeable balcony that has attractive southerly views over the grounds. The large principal bedroom has fitted wardrobes and a quality ensuite shower room, while the remaining double bedroom is served by a Sottini bathroom. The mature grounds extend to approximately eight acres and together with the courtyard provide an enchanting setting with the added advantage of a garage and parking space with ample visitor's spaces available.

Approximate Area = 1478 sq ft / 137.3 sq m

For identification only - Not to scale



FIRST FLOOR



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: 999393



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	84
(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	

SITUATION

Chilworth is Southampton's premier address, located just four miles north of Southampton city centre and enjoying attractive leafy avenues and lanes. It has a small community coupled with an abundance of green spaces that many crave to call home. The little village is known for its long gravel driveways and big, mansion houses but is much more than meets the eye. Chilworth is just minutes away from the centre of the city; a short drive down The Avenue and you get to experience the vibrancy and buzz that Southampton is famous for. For commuters, it ticks all the boxes; Chilworth is within touching distance of the M3 motorway and just a short drive through neighbouring North Baddesley to the M27. The Chilworth Arms, a cosy public house on the main road through the village, has a large selection of food and drink and several event nights spread across the week.



SPECIFICATION

- Stunning first floor apartment in a courtyard setting
- Generous, well- proportioned accommodation
- Open plan kitchen/breakfast room
- Elegant lounge & dining room opening to the balcony
- Large principal bedroom with a quality ensuite
- Generous second bedroom with a Sottini bathroom
- Garage, parking & ample visitors spaces
- Attractive communal grounds of eight acres

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: F

PRICE

Guide Price £595,000

TENURE

Share of Freehold

Unexpired Years: 102

Annual Ground Rent: £0

Ground Rent Increase: N/A

Ground Rent Review Period: N/A

Annual Service: £4,800

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

AGENTS NOTE

Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate.