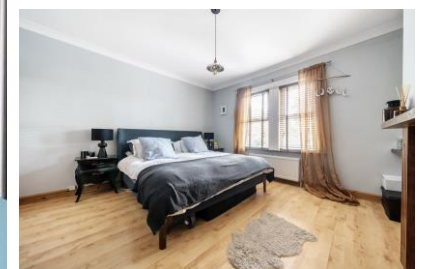




Winchester Road, Chandler's Ford, Hampshire, SO53 2GF

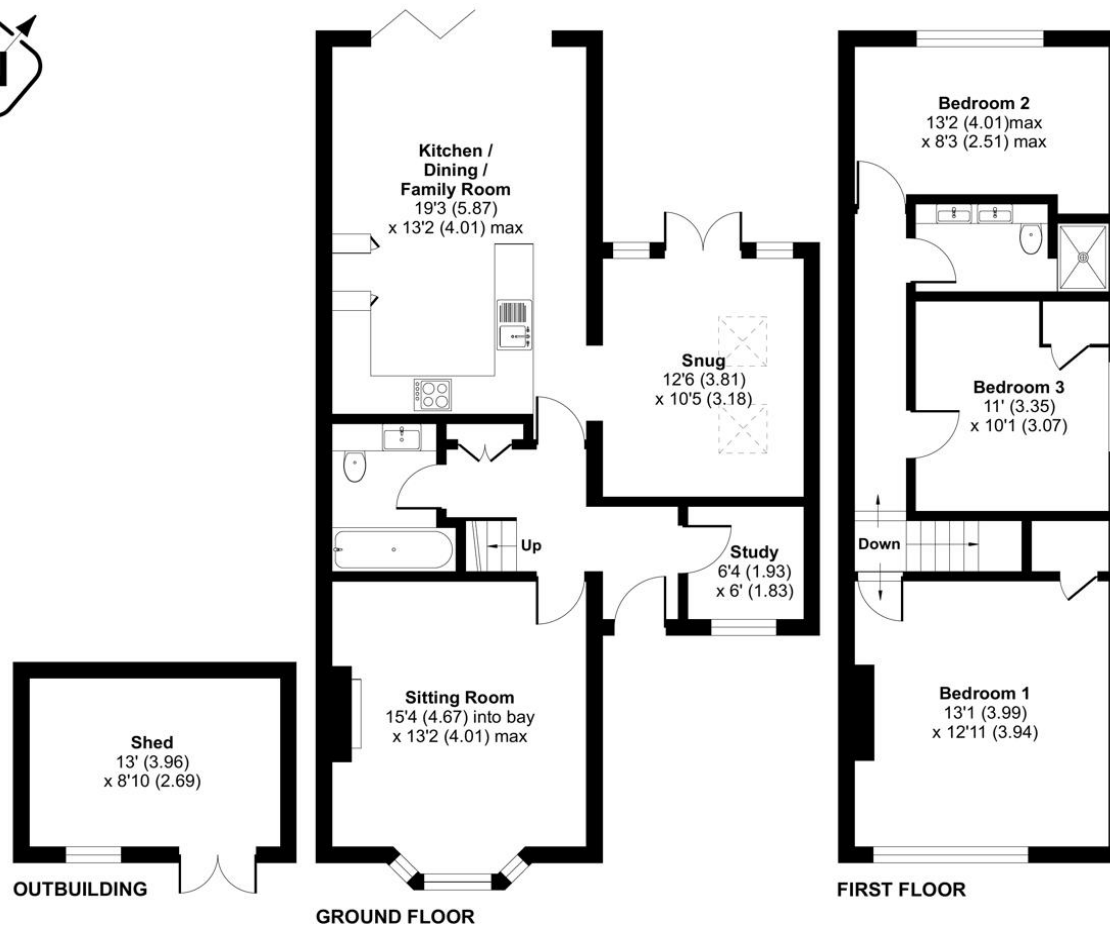


## ACCOMMODATION

This highly desirable, three-bedroom Victorian home is situated within the heart of Chandler's Ford and in the catchment of Toynbee Secondary School. Boasting period features and having been enhanced and improved throughout, this home offers stylish living accommodation, whilst maintaining characterful charm. The extended accommodation is entered via a generous and welcoming hallway with doors leading to the principal sitting room and separate study room. The stylish sitting room is perfectly placed at the front of the home, displaying period features as well as benefitting from traditional high ceilings, with a bay window and feature fireplace. Offering ample room for relaxing and/or entertaining is the impressive open plan kitchen/dining room making it the central hub of this home and featuring bi-fold doors leading out to the garden. There is a tastefully designed modern fitted bathroom and an additional snug/family room leading from the kitchen with its double French doors to the garden and roof windows to allow ample natural light to complete the ground floor accommodation. Stairs rise through the centre of the home to the first floor which includes three bedrooms served by the modern family shower-room. The principal bedroom has fitted storage and a further feature fireplace. Externally, you will notice the substantial garden space on offer providing a high degree of privacy with a mix of mature trees and plants, a lawned area and a terraced patio and decking area. To the front of this home is driveway parking for multiple cars.



Approximate Area = 1533 sq ft / 142.4 sq m  
 Outbuilding = 154 sq ft / 14.3 sq m  
 Total = 1687 sq ft / 156.7 sq m  
 For identification only - Not to scale



Certified Property Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023.

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>82</b>
(55-68)	<b>D</b>	<b>66</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 2002/91/EC	

### SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns with a number of high-quality public and private educational facilities within easy reach catering for all ages, including Toynbee Secondary School, Southampton and Winchester Universities. 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. Southampton Airport is within close proximity and provides transport links to many cities within the UK and Europe.



### SPECIFICATION

- Impressive Victorian family home with character features
- Three bedrooms
- Ground floor and first floor bathrooms
- Stunning kitchen/dining room with bi-fold doors
- Stylish sitting room with feature fireplace
- Snug/family room and study
- Mature garden
- Driveway parking for multiple cars



### LOCAL AUTHORITY

Eastleigh Borough Council (Tax Band D)

### GUIDE PRICE

Offers over £475,000

### TENURE

Freehold