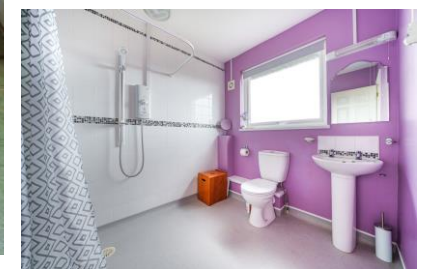


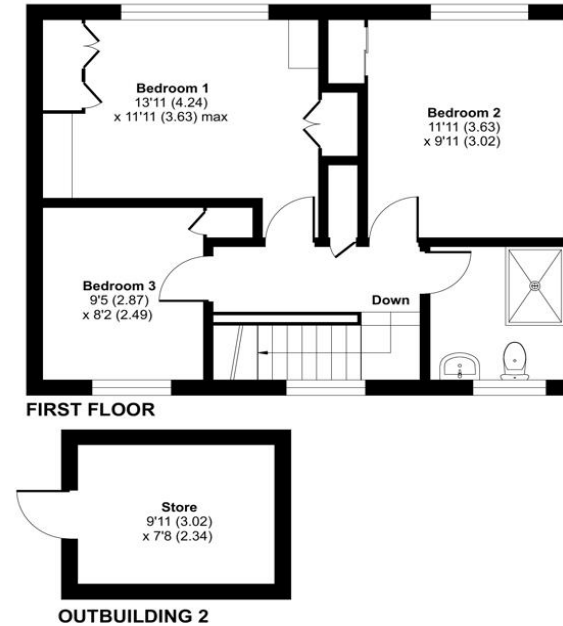
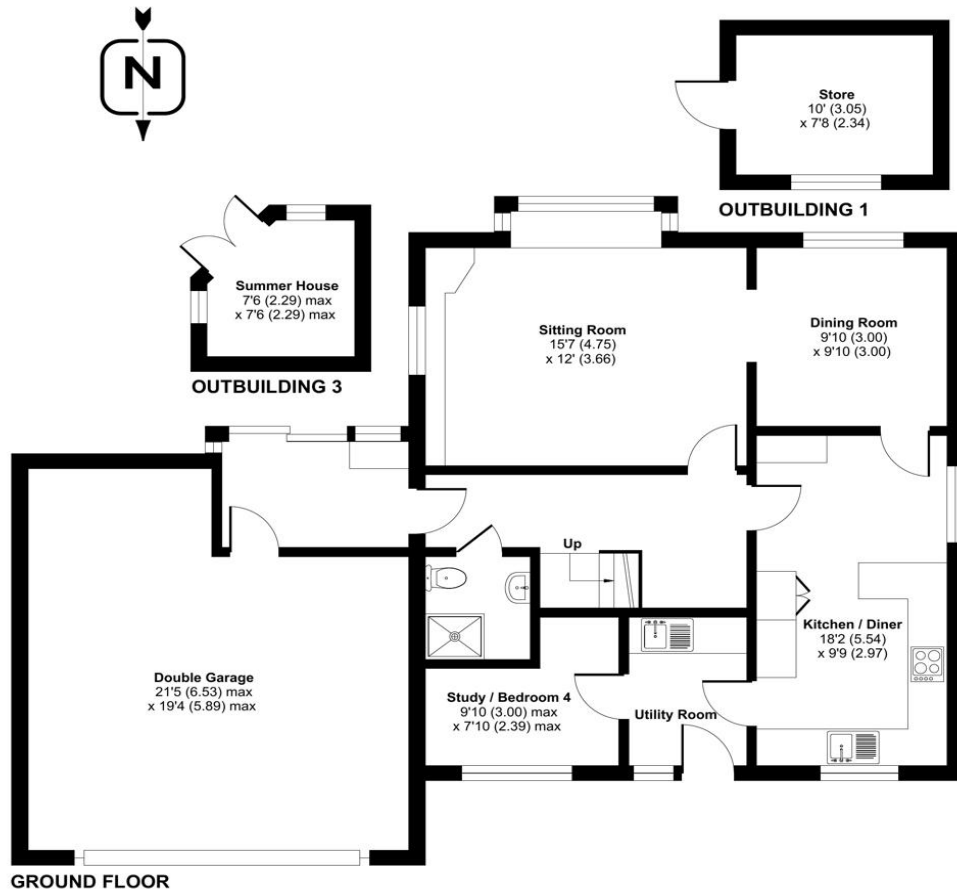


North End Close, Chandler's Ford, Hampshire, SO53 3HY



## ACCOMMODATION

This classically designed, exceptional family home occupies a quiet and convenient position within a quiet cul de sac. The home requires some improvement and with clever design will create a light and roomy property with well-proportioned accommodation throughout. There is an array of living options and the layout would also work well for a multi-generational lifestyle with the front door leading to the welcoming entrance hallway and all the principal rooms. The large sitting room is dual aspect creating a light and airy living space with doors leading to a formal dining room with views of the front gardens beyond. The impressive accommodation continues with a well-proportioned traditional kitchen/ breakfast room with clever storage solutions and is further complemented by a separate utility room. The ground floor also benefits from a flexible room which could be used as a home office, play room or even guest accommodation. To complete the ground floor accommodation is a guest shower room. The first floor has three well-appointed bedrooms with built-in storage, all served by the family shower room. Continuing outside, you will gravitate towards the private enclosed garden which has been well maintained with a mix of mature borders, a vast lawned area and patio perfect for al fresco dining. To the front of this home, you will find a well-established front garden. An outside summerhouse/studio can be found at the end of the garden which offers the ideal spot for home working with a separate storage area. At the rear you will find driveway parking leading to the double garage.



Approximate Area = 1357 sq ft / 126 sq m  
 Garage = 358 sq ft / 33.2 sq m  
 Outbuildings = 204 sq ft / 18.9 sq m  
 Total = 1919 sq ft / 178.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(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: 1070132



## 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 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**

- Classically designed family home
- Quiet cul-de-sac location
- Three/four double bedrooms
- kitchen/breakfast room
- Two family shower rooms
- Expansive private gardens
- Double garage and driveway parking
- No forward chain

**LOCAL AUTHORITY**

Eastleigh Borough Council

Council Tax Band - E

**ASKING PRICE**

Offers IEO £470,000

**TENURE**

Freehold