



Valley Park, Chandler's Ford, Hampshire, SO53 3NY

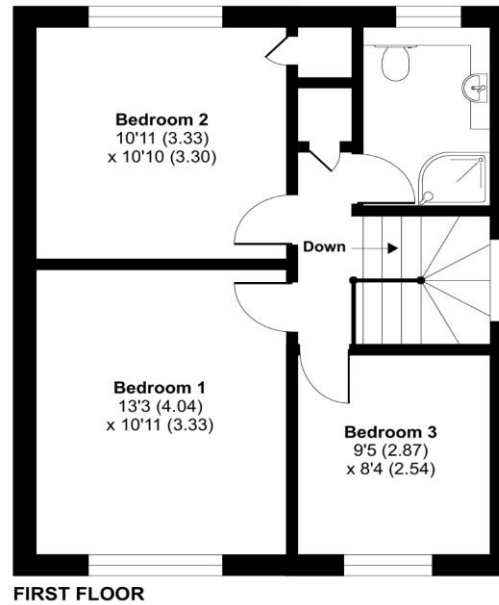
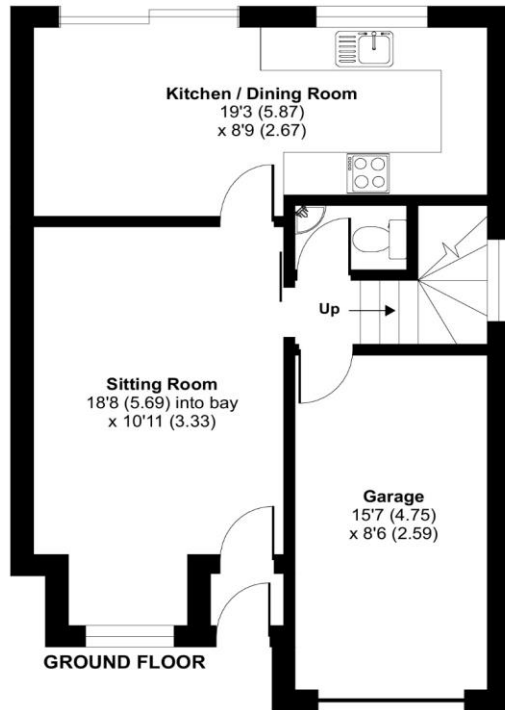


## ACCOMMODATION

Traditional three-bedroom detached family home located in a quiet and convenient position to enjoy the fantastic town of Chandler's Ford. This much-loved home has been enhanced and improved to create light and roomy accommodation throughout with high-quality fixtures and fittings, including internal oak doors. The welcoming ground floor accommodation is entered via an entrance porch which leads to all principal rooms and includes a delightful sitting room with a fresh and contemporary design boasting a feature bay window. A charming kitchen/dining room is bright and spacious and fitted with clever storage solutions, finished to the highest standard and providing the perfect family space with French doors onto the private 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 guest cloakroom and door to the garage. Continuing upstairs, the first floor includes three well-appointed bedrooms and a family shower room with a luxury steam enclosure and underfloor heating. Externally the grounds have been meticulously maintained and landscaped with artificial lawns to the front and rear gardens and a patio terrace, perfect for al fresco dining. This family-friendly garden also includes a summer house with power and light and an electric awning which extends the full width of the house and is fitted with a wind sensor. For added convenience, two double power points can be found at the rear of the house and one single socket to the side. To the front of this home is a large private driveway with an integral garage with a Henderson electric door.

Approximate Area = 1055 sq ft / 98 sq m (includes garage)

For identification only - Not to scale



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: 1019764



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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, and traditional inns with several high-quality public and private educational facilities within easy reach catering for all ages, including St Francis Primary and Junior School, Sherborne House and 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 proximity and provides transport links to many cities within the UK and Europe.



**SPECIFICATION**

- Beautiful detached family home
- Sought-after location in Valley Park
- Three well-appointed bedrooms
- Spacious kitchen/dining room
- Separate sitting room
- Modern family shower room
- Private professionally landscaped garden with summer house
- Garage and driveway parking

**LOCAL AUTHORITY**

Test Valley Borough Council

Council Tax Band - D

**GUIDE PRICE**

Guide Price of £425,000

**TENURE**

Freehold