



Thirstane Firs, Chandler's Ford, Eastleigh, Hampshire, SO53 4NX

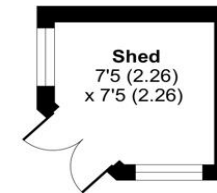
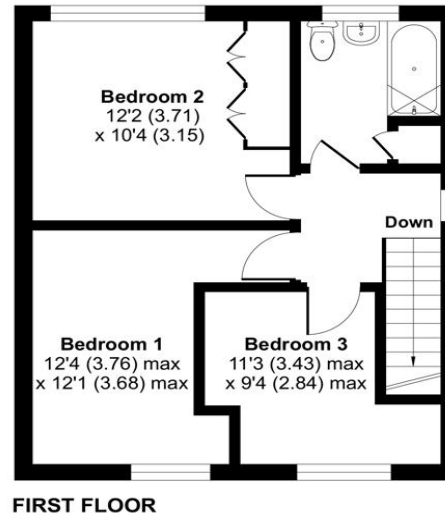
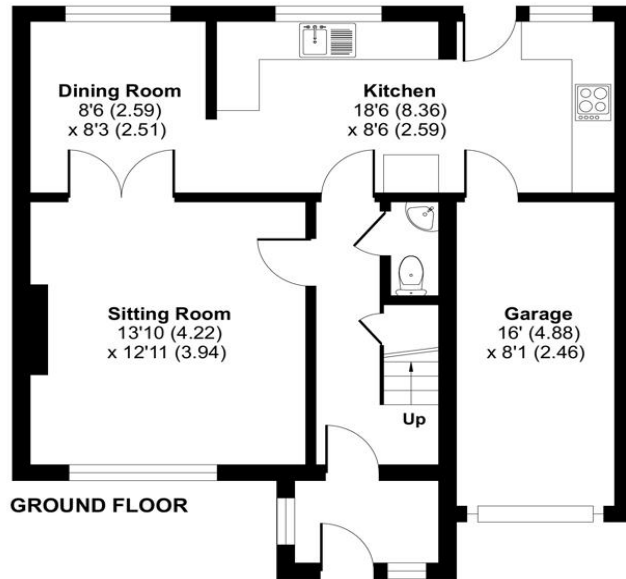


ACCOMMODATION

This exquisite family home is a fine example of modern living and is situated in a peaceful and convenient location, allowing you to fully enjoy the charm of Chandler's Ford. Enhanced and Improved by the current owners, this residence boasts high-quality living spaces that have been thoughtfully improved. As you step inside, you are welcomed by a stylish hallway that leads into a generously sized sitting room, providing an inviting space to unwind and relax including a feature fireplace. Doors lead to a modern and well-designed kitchen/dining room with clever storage solutions, creating a functional and aesthetically pleasing cooking space. A guest cloakroom completes the ground floor accommodation. On the first floor are the three well-appointed bedrooms, each providing ample space and comfort. All the bedrooms are serviced by a modern family bathroom, with shower over bath. Continuing outside you will be drawn to the serene and enclosed rear garden, lovingly maintained to offer a peaceful retreat. The garden boasts a lawn and patio, perfectly placed to enjoy the garden and ideal for al fresco dining. The front of the property is adorned with an attractive driveway, leading to the garage with an up-and-over



Approximate Area = 1003 sq ft / 93.1 sq m
 Garage = 119 sq ft / 11 sq m
 Shed = 51 sq ft / 4.7 sq m
 Total = 1173 sq ft / 108.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(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	



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: 1015922



SITUATION

Set within the popular area of Chandler's Ford, approximately a 15-minute drive from the mesmerising cathedral city of Winchester and Southampton city. Chandler's Ford has a variety of shops, restaurants, traditional inns and schools. Winchester has many famous amenities and attractions. Communications are excellent with the M27, M3, A34, and A303 within easy reach and only a few minutes' drive away. This provides access to London, New Forest and the South Coast.



SPECIFICATION

- Beautiful detached family home
- Three well-appointed bedrooms
- Impressive kitchen/diner
- Modern family bathroom
- Private enclosed garden
- Garage and driveway parking

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band D

GUIDE PRICE

Guide Price £425,000

TENURE

Freehold