

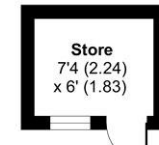


Brownhill Road, Chandler's Ford, Eastleigh, Hampshire, SO53 2FL

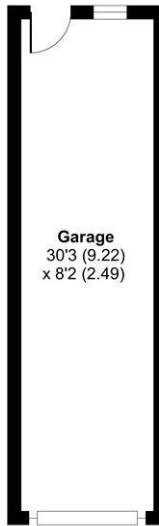


ACCOMMODATION

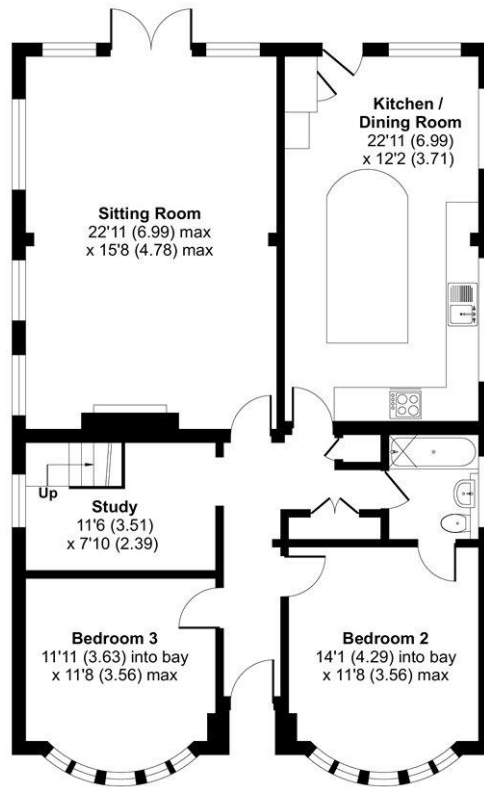
Individually designed, detached family home with accommodation that provides versatile living, located in a unique, quiet position within the popular town of Chandlers Ford. This substantial home encapsulates the true essence of a family residence and has been thoughtfully enhanced and renovated by the current owners. It has an array of living opportunities and offers the potential for a multi-generational lifestyle. On entering the property, a substantial entrance hall leads to all the principal rooms, with two of the four bedrooms to the front of the property, one of which is currently utilised as a well-proportioned home office, or could be used as guest accommodation. Both of these double bedrooms are served by the family bathroom, which could additionally serve as an en-suite for bedroom two. The well-appointed sitting room is to the rear of the property, and features plentiful space for entertaining and relaxing alike. French doors open out onto the private enclosed garden, flooding the room with natural light. The impressive kitchen/dining room is finished to the highest standard, fully fitted with integrated appliances and clever storage solutions, along with feature island and access to the outside dining area. Completing the ground floor is a useful study area. Stairs rise to the first floor where you will find two double bedrooms, both of which are all served by the luxury family shower room. Externally the southerly facing gardens provide a private sanctuary, with a new high-quality porcelain terraced area providing an immersive dining experience. The formal lawn is bordered by mature hedging interspersed with specimen trees and shrubs. To the front, the driveway offers ample parking and leads to the separate tandem length garage.



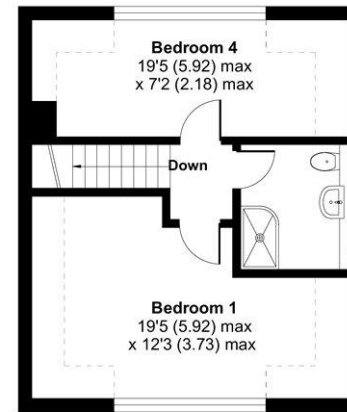
OUTBUILDING



Garage
30'3 (9.22)
x 8'2 (2.49)



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1548 sq ft / 143.8 sq m
 Limited Use Area(s) = 86 sq ft / 7.9 sq m
 Outbuilding = 44 sq ft / 4 sq m
 Garage = 247 sq ft / 22.9 sq m
 Total = 1925 sq ft / 178.6 sq m

For identification only - Not to scale

Denotes restricted head height



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). ©nche.com 2023. Produced for Charters Estate Agents Limited. REF: 1032896



SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course is also within easy reach. This home is within easy reach of fantastic schools and allows for both coast and country lifestyle pursuits 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.



SPECIFICATION

- Outstanding extended family home
- Four well-appointed bedrooms
- Impressive kitchen/ diner
- Luxury en-suite and family bathroom
- Sought after location
- Secluded south-facing private garden
- Tandem length garage and ample driveway parking

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band E

GUIDE PRICE

Asking Price £625,000

TENURE

Freehold