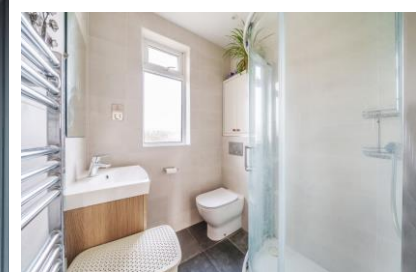




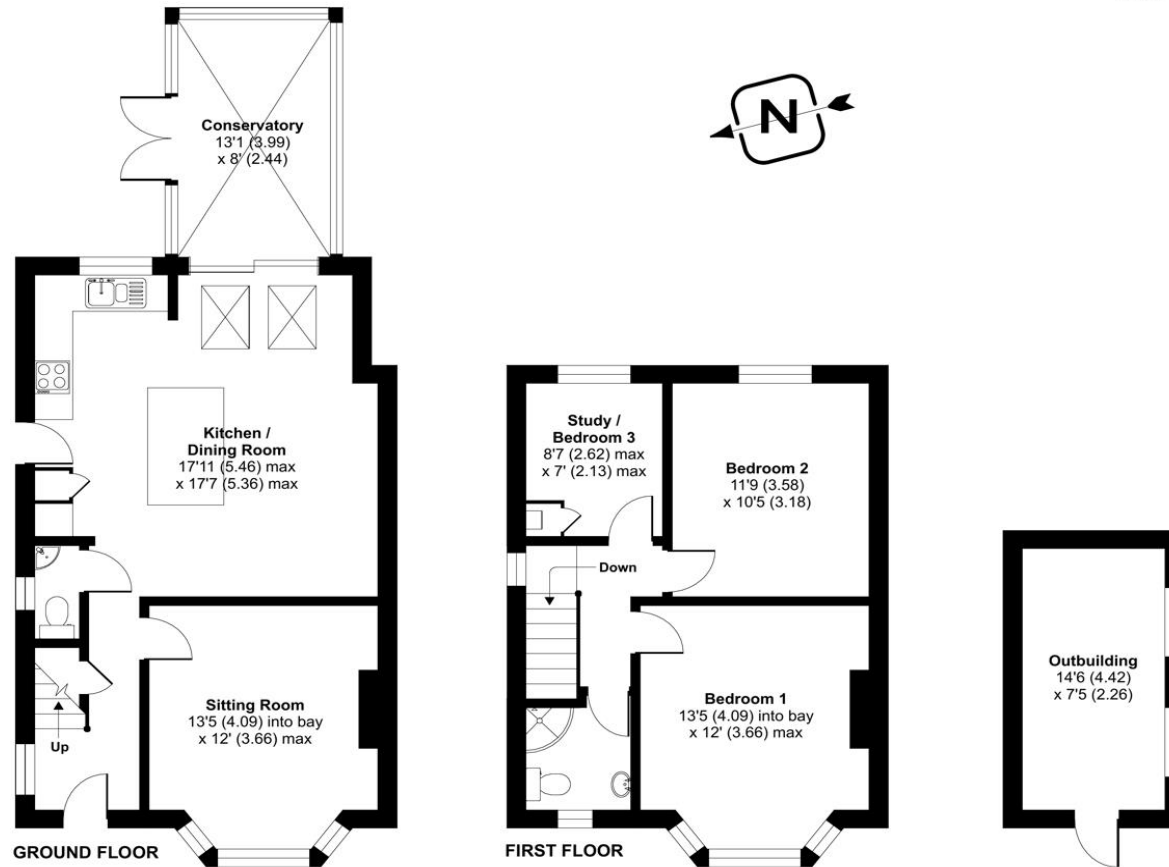
Chalvington Road, Chandler's Ford, Hampshire, SO53 3EL



ACCOMMODATION

Situated in the heart of Chandler's Ford, this attractive three-bedroom 1930s residence is located on a sought-after road. Renovated with care and respect for its period charm, the home now offers stylish living spaces while retaining its original character. Upon entry, a welcoming hallway provides access to all main reception areas. The distinguished sitting room, positioned at the front, boasts period features, traditional high ceilings, and an eye-catching fireplace, providing a generous space for relaxation and entertaining. The impressive kitchen/dining room is equipped with smart storage solutions and is finished to the highest standards. The kitchen serves as a perfect family space with a feature island and connects seamlessly to the conservatory, offering views of the mature garden; this unique area serves as a central hub for family activities and entertaining. A guest cloakroom completes the ground floor accommodation. Ascending the stairs to the first floor reveals three bedrooms, all serviced by a modern shower room. Moving outdoors, attention is drawn to the sizable cottage garden, distinguished by its expansive lawned area, complemented by mature borders and a feature timber deck - ideal for al fresco dining. The garden also features a Gazebo and an outdoor cabin, offering an ideal space for home office use with power and light. The front of the property boasts a driveway leading to a carport, providing convenient parking.

Approximate Area = 1093 sq ft / 101.5 sq m
 Outbuilding = 108 sq ft / 10 sq m
 Total = 1201 sq ft / 111.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(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). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1053809



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 Airport Parkway. Southampton Airport is within close proximity and provides transport links to many cities within the UK and Europe.



SPECIFICATION

- Period family home
- Three well-appointed bedrooms
- Contemporary kitchen with feature island
- Modern family bathroom
- Car port and driveway parking
- Private and enclosed garden with cabin

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: D

ASKING PRICE

£395,000

TENURE

Freehold