



Kingsway, Hiltingbury, Chandler's Ford, Hampshire, SO53 5BX

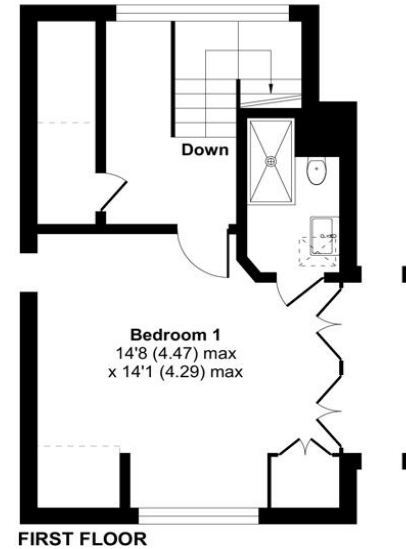
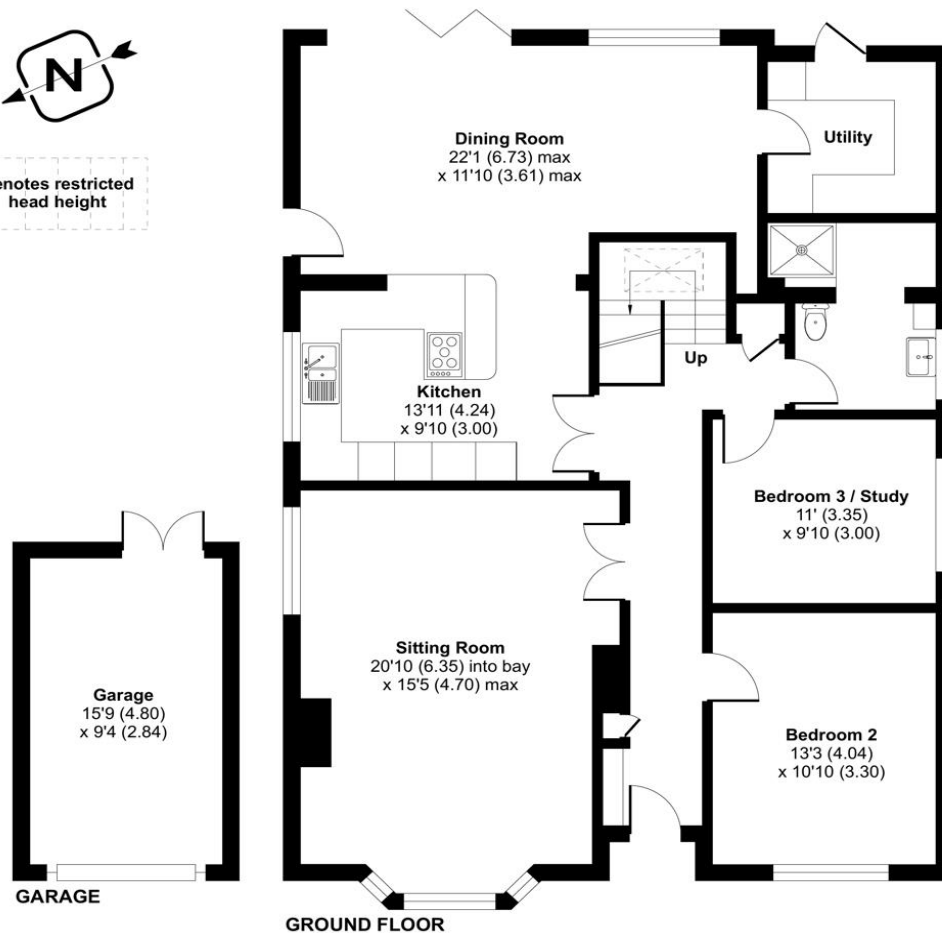


ACCOMMODATION

A captivating three-bedroom chalet bungalow in a sought-after location, offering an idyllic blend of comfort and space. As you approach, a sweeping driveway leads the way. Internally, the spacious living areas are bathed in natural light, creating an inviting atmosphere for relaxation and gatherings. The well-appointed kitchen displays modern amenities and ample storage and is open-plan to the dining room with bi-fold doors to the garden and a door to the separate utility room. The dual aspect sitting room has a feature log burner. Two double bedrooms and a spacious shower room complete the ground floor. The first floor is home to the principal bedroom suite with a range of built-in wardrobes and an en-suite shower room. The landing enjoys superb natural light and makes for an ideal snug/study area. Adjacent, a garage stands ready to accommodate your vehicles and storage needs, providing convenience and peace of mind. Venture outside to discover your own private garden beckoning with endless possibilities. Whether you're cultivating your green thumb, hosting summer barbecues, or simply basking in the serenity of nature, this expansive outdoor space offers a retreat from the hustle and bustle of everyday life. Conveniently located within reach of amenities, schools, and recreational facilities, this chalet bungalow offers the perfect balance of seclusion and accessibility.



Denotes restricted head height



Approximate Area = 1658 sq ft / 154 sq m
 Limited Use Area(s) = 27 sq ft / 2.5 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 1833 sq ft / 170.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1110871



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	79
(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	

SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional inns, as well as being close to Royal Winchester Golf Club, South Winchester Golf Club and several other excellent courses. For the sports enthusiast there are top quality tennis and gym clubs nearby plus Premier League football and first class county and international cricket. Top sailing and cruising facilities can be located nearby in Southampton and Hamble. Schooling is typically outstanding. The local catchment schools are Hiltngbury Infant and Junior Schools and the sought-after Thornden Secondary School. Independent schools include Sherbourne House, The Pilgrims' School, Princes Mead, Twyford School, St Swithun's School and Winchester College. 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 6 miles to Winchester and 7 miles 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 approximately 59 minutes from Winchester and approximately 65 minutes from Southampton Airport Parkway.



SPECIFICATION

- Three bedroom chalet bungalow
- Large enclosed rear garden
- Fantastic Hiltingbury location
- Open-plan contemporary kitchen/dining room
- Separate utility room
- Sitting room with log burning stove
- Detached garage
- Scope to extend (STPP)

LOCAL AUTHORITY

Eastleigh Borough Council

Council Tax Band – E

GUIDE PRICE

Offers in excess of £725,000

TENURE

Freehold