



Merdon Avenue, Chandler's Ford, Hampshire, SO53 1GF



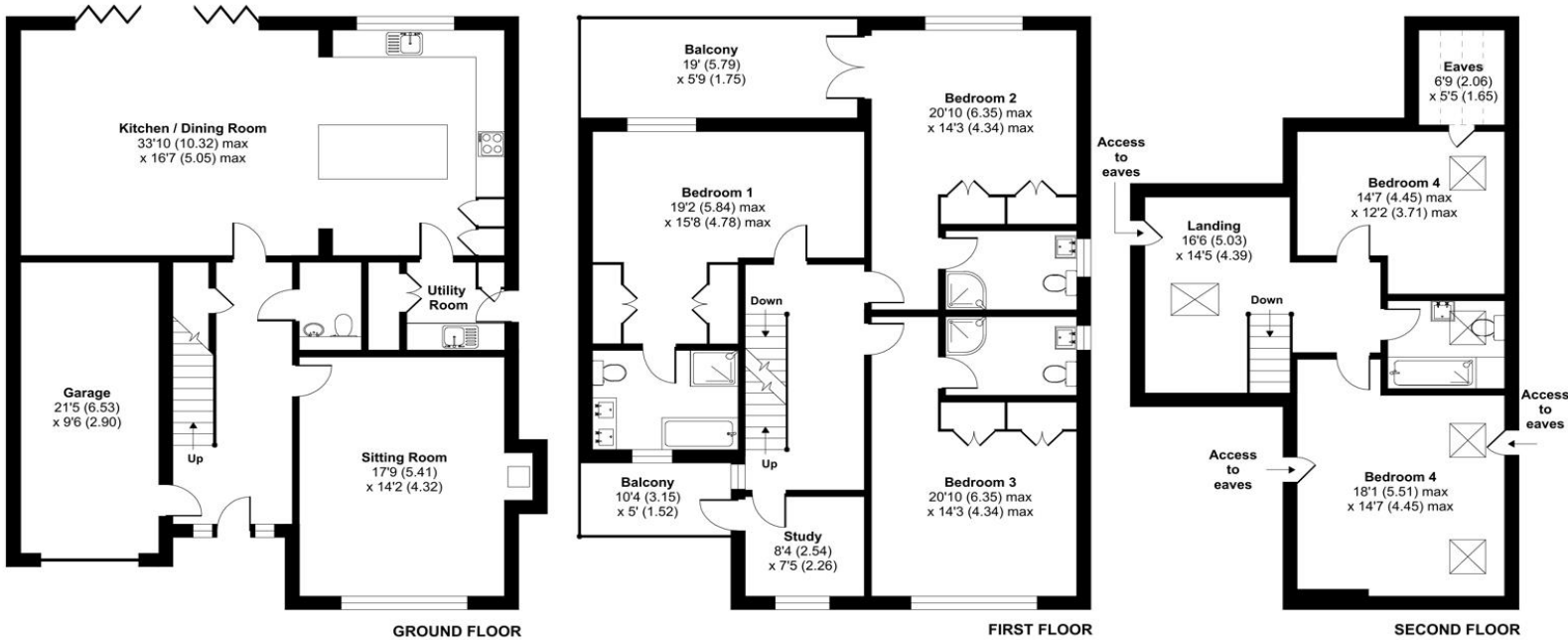
## ACCOMMODATION

A rare and fine example of a substantial five/six-bedroom home, situated on a prestigious road within Hiltingbury. The property boasts high-quality fixtures and fittings, with modern interiors which are a showcase of exquisite craftsmanship and create light and airy accommodation throughout. This fantastic property has an array of living opportunities. On arrival, you are greeted by a welcoming reception hall leading to all the principal reception rooms. A well-appointed sitting room with a feature wood-burning stove offers a traditional and contemporary design. The outstanding accommodation continues to delight with an impressive open-plan kitchen/breakfast and dining room which is fully fitted with bespoke storage solutions. The large family room, with views of the garden beyond, is perfect for entertaining and includes bi-folding doors onto the terrace. This unique space provides a wonderful room for entertaining the whole family and is the hub of the home. To complete the ground floor accommodation of the home is a utility/boot room and guest cloakroom, all finished to exacting standards. Stairs rise to the first floor to the three well-appointed bedrooms, with all bedroom accommodation benefitting from fitted wardrobes and luxury en-suite shower rooms which provide an indulgent experience. The main and guest bedrooms have a feature south facing balcony area with views across the rear garden and trees beyond. Also on this floor is a study with its own balcony at the front of the house. The second floor provides two double bedrooms which are serviced by the modern family bathroom and an open plan area currently being used as a second study. Externally, the private enclosed garden has been beautifully landscaped and manicured to the highest standard. A magnificent terrace provides the perfect area for an immersive alfresco dining experience and is well-placed to enjoy the garden beyond. The mature lawn is surrounded by hedging, providing complete privacy. To the front of this home, you will find a single garage. The property is accessed via an elegant driveway which provides ample parking for multiple vehicles.



Approximate Area = 2914 sq ft / 270.7 sq m  
 Limited Use Area(s) = 42 sq ft / 3.9 sq m  
 Outbuilding = 207 sq ft / 19.2 sq m  
 Total = 3163 sq ft / 293.8 sq m  
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>80</b>	<b>85</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 2024. Produced for Charters Estate Agents Limited. REF: 1084571



## SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and Chilworth golf course also within easy reach. The local catchment schools are Chandler's Ford Infant and Merdon Junior School 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 city 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**

- Exceptional five-bedroom family residence
- Sought-after location
- Impressive kitchen
- Three luxury en-suites and a family bathroom
- Manicured gardens approximately 0.2 acre
- Garage and driveway parking

#### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band: G

#### **ASKING PRICE**

£1,200,000

#### **TENURE**

Freehold