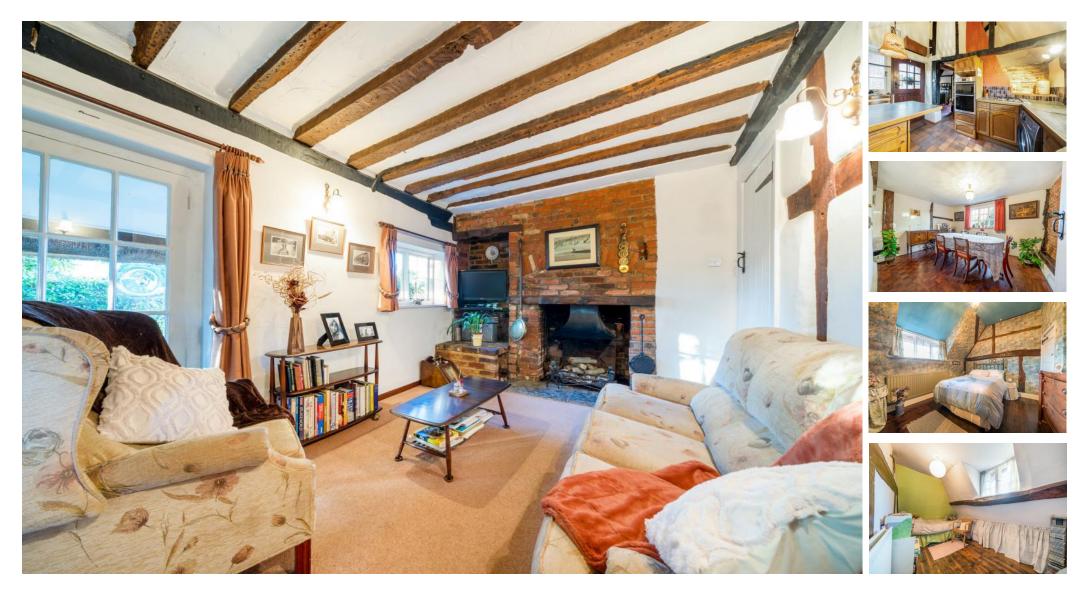


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Chestnut Avenue, Eastleigh, Hampshire, SO50 5BX



## ACCOMMODATION

This enchanting two-bedroom Grade II listed thatched cottage is nestled in the heart of Eastleigh, offering a unique living experience amidst the vibrant atmosphere of the town. Brimming with period features, this residence exudes character and charm, serving as a testament to its rich architectural heritage. The property is entered through the kitchen, which in turn leads though to a welcoming hallway, providing access to all principal reception rooms. The distinguished sitting room, positioned at the front of the home, showcases period features and a statement fireplace, creating an inviting space that encapsulates the cottage lifestyle. The room also provides access to the mature front garden, enhancing the connection between indoor and outdoor living. Adjacent to the living room, a formal dining room boasts exposed wooden beams and captivating brick details, adding to the overall charm of the home. The country kitchen, adorned with bespoke units, beckons with its warmth and functionality, leading to the cottage garden beyond. For added convenience, the bathroom is thoughtfully situated on the ground floor, while a staircase ascends to two well-appointed bedrooms characterized by traditional sloped ceilings and wooden beams. Step outside, and you'll be drawn to the cottage garden, featuring a delightful mix of mature hedging, a lawned area, and a terraced patio. Completing the picture of this historic home is a garage and driveway, providing both practicality and convenience.

Approximate Area = 886 sq ft / 82.3 sq m Limited Use Area(s) = 59 sq ft / 5.5 sq m Garage = 216 sq ft / 20.1 sq m Total = 1161 sq ft / 107.9 sq m For identification only - Not to scale **Denotes restricted** head height Bedroom 2 Sitting Room 14'8 (4.47) Kitchen 12'2 (3.71) x 8'6 (2.59) 10'9 (3.28) x 9'9 (2.97) x 9'5 (2.87) Garage 16'5 (5.00) x 12'8 (3.86) Down Dining Room 12'10 (3.91) x 9'6 (2.90) Bedroom 1 13'1 (3.99) x 10'7 (3.23) Storage **GROUND FLOOR** FIRST FLOOR Floor plan produced in accordance with RICS Property Measurement Standards incorporating Certified International Property Measurement Standards (IPMS2 Residential). © ntchecom 2023. Property Measurer Produced for Charters Estate Agents Limited. REF: 1068020

## SITUATION

Situated in a highly sought-after location, this property enjoys the advantages of easy access to the family-friendly Eastleigh town centre, as well as the vibrant cities of Southampton and Winchester with their wide range of leisure facilities and shopping opportunities. The nearby mainline railway station, Southampton Airport Parkway, provides convenient and frequent services to London Waterloo. In addition, Southampton International Airport is just a short drive away, and the property enjoys easy access to major road links including the M3 and M27. Within walking distance, you'll find a variety of shops and amenities, as well as the picturesque riverside park, providing a lovely setting for leisurely walks.





## SPECIFICATION

- Magnificent Grade II listed home
- Extensive period features
- Lounge and separate Dining room
- Two well-appointed bedrooms
- Family bathroom
- Private cottage garden
- Garage and driveway
- No forward chain

**LOCAL AUTHORITY** Eastleigh Borough Council Council Tax Band D

**GUIDE PRICE** Offers In Excess Of £375,000

**tenure** Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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