



Sycamore Avenue, Hiltingbury, Chandler's Ford, Hampshire, SO53 5RJ



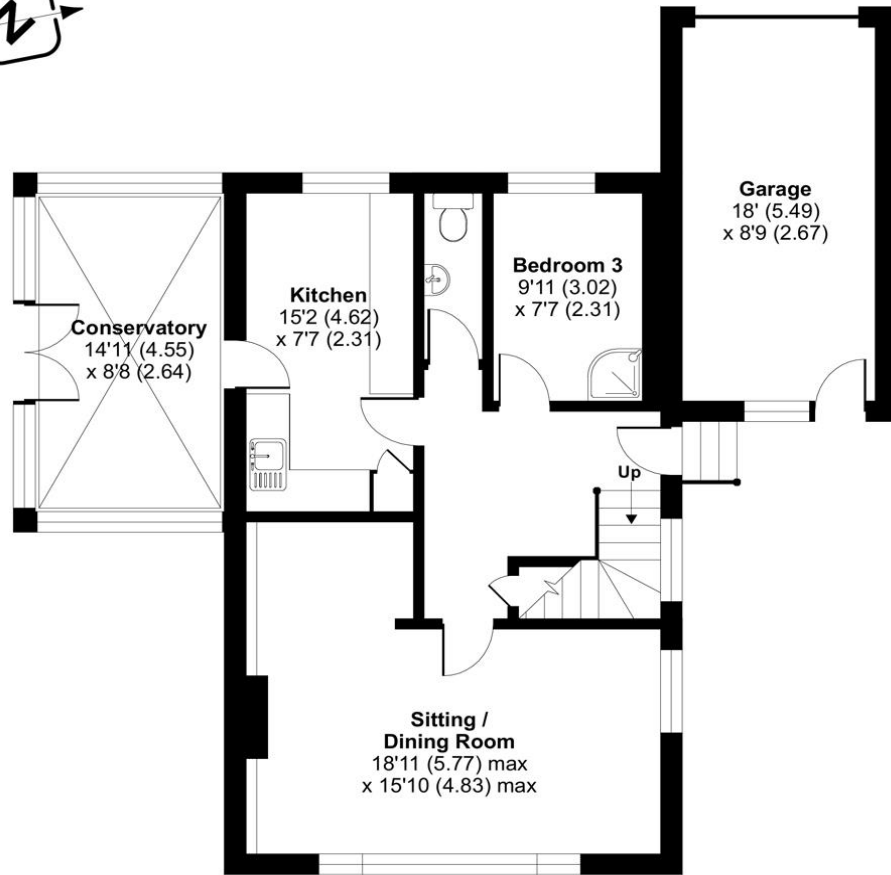
ACCOMMODATION

Fantastic three-bedroom home occupying a quiet and convenient position to enjoy the sought after location of Hiltingbury. This traditional home would benefit from improvement and with a clever design will create a light and airy accommodation throughout. The ground floor comprises of a hallway into a spacious sitting/dining room. A traditional kitchen with a range of wall and base units can be found at the rear of this home with doors leading the conservatory. To complete the ground floor is delightful conservatory with views over beautiful garden beyond. Stairs rise to the first floor with two bedrooms benefiting from fitted wardrobes serviced by the family bathroom. Externally, the landscaped garden boasts various shrubs and borders. A communal driveway and a single garage can be found to the rear. The property is further offered for sale with no forward chain.

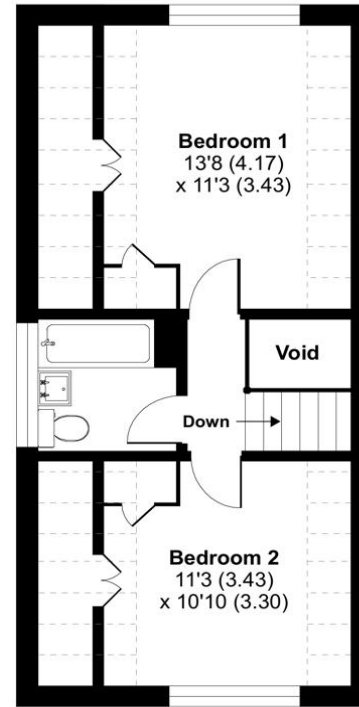


Approximate Area = 1027 sq ft / 95.4 sq m (excludes void)
 Limited Use Area(s) = 157 sq ft / 14.6 sq m
 Garage = 159 sq ft / 14.8 sq m
 Total = 1343 sq ft / 124.8 sq m
 For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1102255



SITUATION

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

- Charming Link-detached family home
- Walking distance to Thornden and Hiltingbury Schools
- Sought-after location
- Traditional Kitchen
- Conservatory with views over the rear garden
- Three well-appointed bedrooms
- Family bathroom
- Beautiful rear garden with garage
- No forward chain
- Possibility to extend stpp

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: D

GUIDE PRICE

Offers in excess of £400,000

TENURE

Freehold