

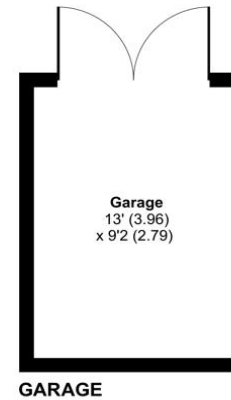
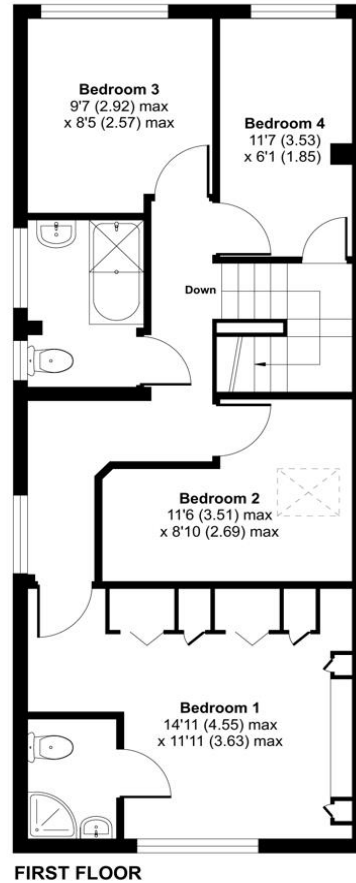
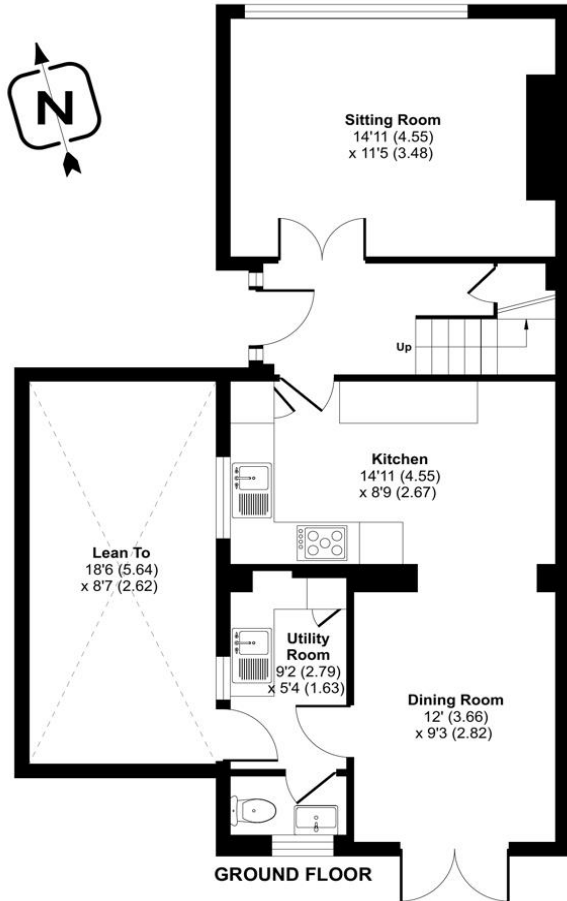
ACCOMMODATION

This superb four-bedroom detached residence is ideally situated in the heart of Chandler's Ford, making it an excellent choice for families seeking a comfortable and spacious living environment. The property spans two well-organized floors, with a welcoming entrance porch that ushers you into the residence. Upon entering, you are greeted by a generously sized sitting room on one side and a spacious kitchen/diner on the other. A rear extension adds to the property's functionality, providing an additional dining room, a convenient cloakroom and a utility room. The kitchen is not only spacious but also offers excellent storage options with its charming country-style cupboards, complemented by tasteful tiled flooring and integrated white goods. Upstairs, the first floor accommodates the four well-appointed bedrooms and a family bathroom, with the principal bedroom benefiting from an en-suite facility for added convenience. Outside, the property features an enclosed rear garden that is easily maintainable. A raised decking area provides the perfect setting for al-fresco dining and summer BBQs, while the lower-level lawn area is ideal for children to play and enjoy outdoor activities. Additionally, this property offers the convenience of off-road parking and includes a garage, making it a well-rounded and practical family home. Fully owned solar panels contribute to the fantastic energy performance rating of A and helping to reduce energy bills.

Approximate Area = 1178 sq ft / 109.4 sq m (excludes lean to)

Garage = 119 sq ft / 11 sq m
 Total = 1297 sq ft / 120.4 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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1052328



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	99	102
(81-91)	B		
(69-80)	C		
(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

Set within the popular area of Chandler's Ford, approximately a 15-minute drive from the mesmerising cathedral city of Winchester and Southampton city. Chandler's Ford has a variety of shops, restaurants, traditional inns and schools. Winchester has many famous amenities and attractions. Communications are excellent with the M27, M3, A34, and A303 within easy reach and only a few minutes drive away. This provides access to London, New Forest and the South Coast. Set within the popular area of Chandler's Ford, approximately a 15-minute drive from the mesmerising cathedral city of Winchester and Southampton city. Chandler's Ford has a variety of shops, restaurants, traditional inns and schools. Winchester has many famous amenities and attractions. Communications are excellent with the M27, M3, A34, and A303 within easy reach and only a few minutes drive away. This provides access to London, New Forest and the South Coast.



SPECIFICATION

- Extended detached four-bedroom home
- Located in popular Bodycoats Road
- Fully owned solar panels
- Modern interior
- En-suite to principal bedroom
- Landscaped rear garden
- Garage and off-road parking

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: D

GUIDE PRICE

Offers in Excess of £460,000

TENURE

Freehold