



Raglan Close, Chandler's Ford, Hampshire, SO53 4NH

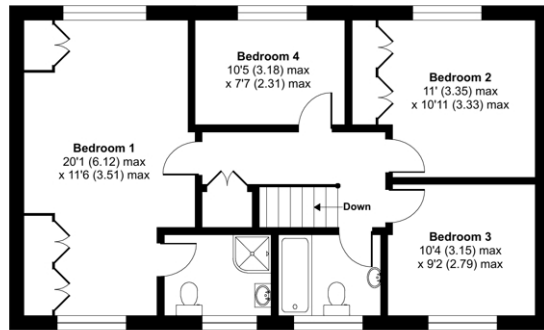


ACCOMMODATION

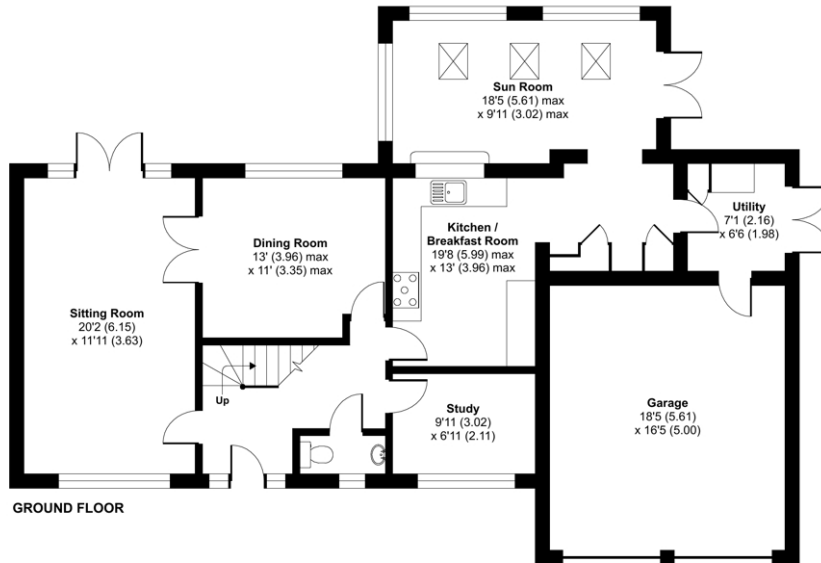
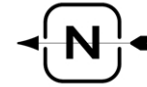
Modern and contemporary home situated on a prestigious development within Valley Park and constructed with high-quality designs throughout. Occupying a quiet and convenient position, this substantial property encapsulates the true essence of a family home and is a fine example of modern living. Located in the heart of the popular Hampshire town of Chandlers Ford, positioned within easy reach of woodlands, greens and parks, this superior property has been designed to create light and airy accommodation throughout. This stylish home has the finest fixtures and fittings and has been carefully crafted by the current owners to create the perfect family space. The substantial entrance hall leads to all the principal rooms. The accommodation includes a well-appointed sitting room which has a fresh design with feature fire with French doors to the outside dining area and double doors leading the formal dining room. The impressive kitchen is finished to the highest standard, with clever storage solutions seamlessly connecting to the sunroom. The accommodation continues to delight with a well-proportioned home office which provides flexibility as this could be used as a play room or even guest accommodation. Completing the ground floor is a convenient guest cloakroom and useful utility. On the first floor, the principal benefits from fitted wardrobes and a luxury ensuite shower room. Three further double bedrooms are all served by the family bathroom. Externally, the private enclosed garden has been well maintained to a high standard. An elegant patio is the perfect place for an immersive dining experience. To the front of this home is a driveway leading to the double garage.

Approximate Area = 2112 sq ft / 196.2 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(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: 1077257



SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and schools with Chilworth golf course also within easy reach. 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

- High quality family home
- Quiet cul-de-sac location
- Four well-appointed bedrooms
- Impressive kitchen
- Luxury en-suite and family bathroom
- Double Garage
- Driveway parking
- Private and landscaped garden

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band F

GUIDE PRICE

Guide Price £750,000

TENURE

Freehold