



Springhill Road, Chandler's Ford, Eastleigh, Hampshire, SO53 2GP

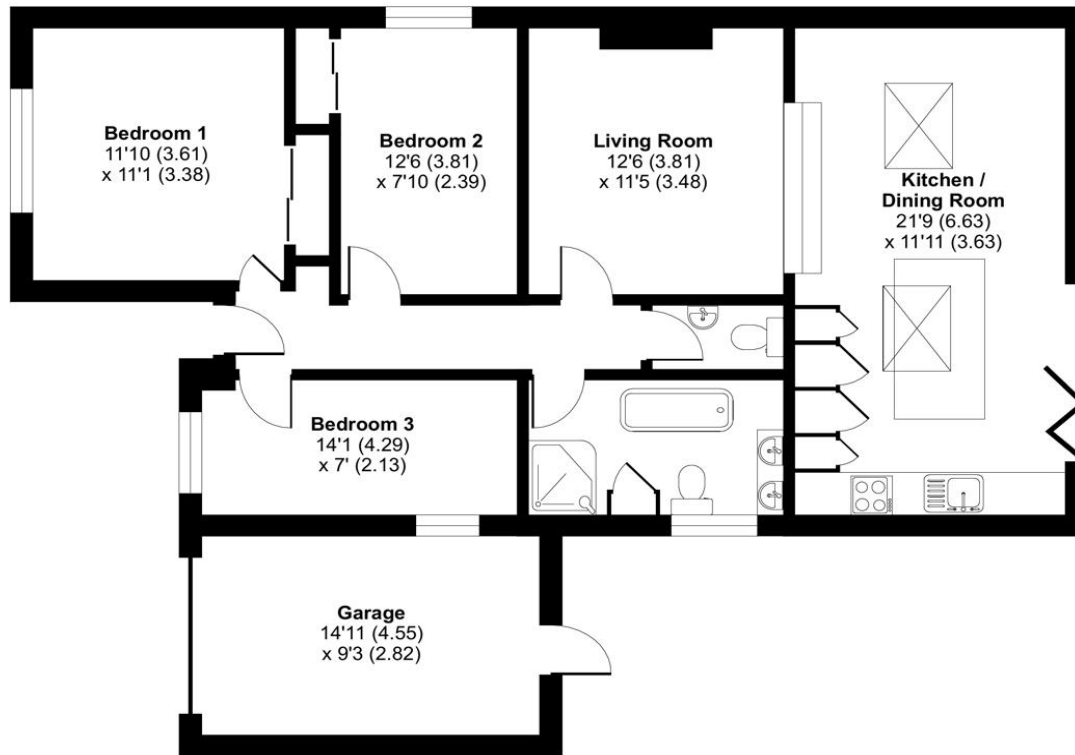


## ACCOMMODATION

Individually designed, detached family home with high-quality designs throughout with accommodation that provides versatile living and is located in the heart of Chandlers Ford. This substantial home encapsulates the true essence of a family residence and is positioned well within the generous grounds. 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 family-friendly Chandlers Ford, this high-quality 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 with high-quality features such as underfloor heating. The welcoming accommodation comprises an entrance hall that leads to all principal rooms. A light and airy living room with a feature fire leads to an impressive light-filled kitchen with clever storage solutions all finished to the highest standard and provides the perfect family space with bi-folding doors leading to the rear; this unique space provides fantastic room for entertaining your whole family and is the hub of the home. The accommodation continues to delight with three well-appointed bedrooms. The principal and second bedroom benefit from fitted wardrobes, all serviced by the luxury family bathroom. To complete this home is a modern guest cloakroom. Externally, the grounds have been meticulously maintained and offer a mix of herbaceous borders with easy-to-maintain patio which envelope the rear of this home, perfect for al fresco dining. To the front is a single garage and driveway for ample parking, whilst a second driveway at the rear provides additional parking.

Approximate Area = 1097 sq ft / 101.9 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(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). © nlchecon 2024. Produced for Charters Estate Agents Limited. REF: 1070145



### SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, and traditional inns with several high-quality public and private educational facilities within easy reach catering for all ages, including Toynebe Secondary School, Southampton and Winchester Universities. Coast and country lifestyle pursuits are all within striking distance as the town 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. Southampton Airport is within proximity and provides transport links to many cities within the UK and Europe.



#### **SPECIFICATION**

- Exceptional family home
- Three well-appointed bedrooms
- Impressive kitchen
- Luxury family bathroom and guest cloakroom
- Private, landscaped gardens
- Garage and driveway parking

#### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band: D

#### **ASKING PRICE**

Guide Price £495,000

#### **TENURE**

Freehold