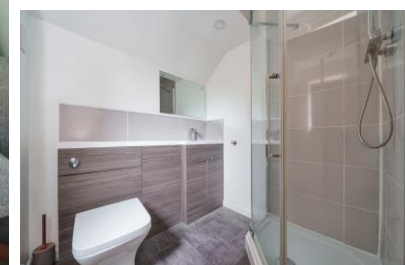
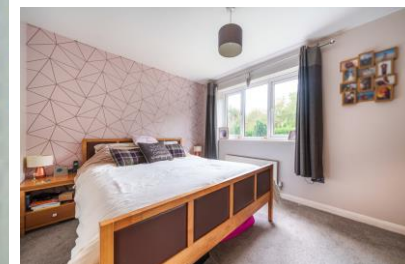




Tees Close, Chandler's Ford, Eastleigh, Hampshire, SO53 4RU



## ACCOMMODATION

This exquisite family home is a fine example of modern living and is situated in a peaceful and convenient location, allowing you to fully enjoy the charm of Chandler's Ford. Enhanced and Improved by the current owners, this residence boasts high-quality living spaces that have been thoughtfully improved. As you step inside, you are welcomed by a stylish hallway with double doors leading into the sitting room, providing an inviting space to unwind and relax, including a feature wood burner and dual aspect windows creating light and airy accommodation. An impressive kitchen which is fully fitted with integrated appliances, clever storage solutions, is finished to the highest standard and provides the perfect family space with feature doors on to the garden beyond. This unique space provides fantastic room for entertaining your whole family and is the hub of the home. A guest cloakroom completes the ground floor accommodation. On the first floor are three well-appointed bedrooms with the principal bedroom benefiting from a luxury en suite. The remaining bedrooms are all serviced by the modern family bathroom. Continuing outside you will be drawn to the serene and enclosed rear garden, lovingly maintained to offer a peaceful retreat. The garden boasts a lawn and patio, perfectly placed to enjoy the garden and ideal for al fresco dining. To the front of this home is a driveway leading to the garage for covered storage.



Approximate Area = 906 sq ft / 84.1 sq m  
Garage = 144 sq ft / 13.3 sq m  
Total = 1050 sq ft / 97.5 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 2023. Produced for Charters Estate Agents Limited. REF: 1049082



## SITUATION

The property occupies a secluded and prime position on the edge of the sought-after Hampshire town of Chandlers Ford and is perfectly placed to enjoy all local amenities. The town is steeped in history that delights with much character and diverse architecture. The splendid town centre provides everyday amenities with a range of High Street retailers, traditional inns and schools. Outdoor pursuits and leisure facilities include breath-taking walks via a network of footpaths over the varied landscapes, as well as golfing at Chilworth golf course. Road and rail links are provided by the M3 motorway and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.



**SPECIFICATION**

- Exceptional family home
- Quiet cul-de-sac location
- Three bedrooms
- Impressive kitchen/diner
- Luxury en-suite and family bathroom
- Private and walled garden
- Garage and driveway parking
- Hiltingbury & Thornden catchments

**LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band D

**GUIDE PRICE**

Offers in excess of £440,000

**TENURE**

Freehold