Charters
SOUTHAMPTON

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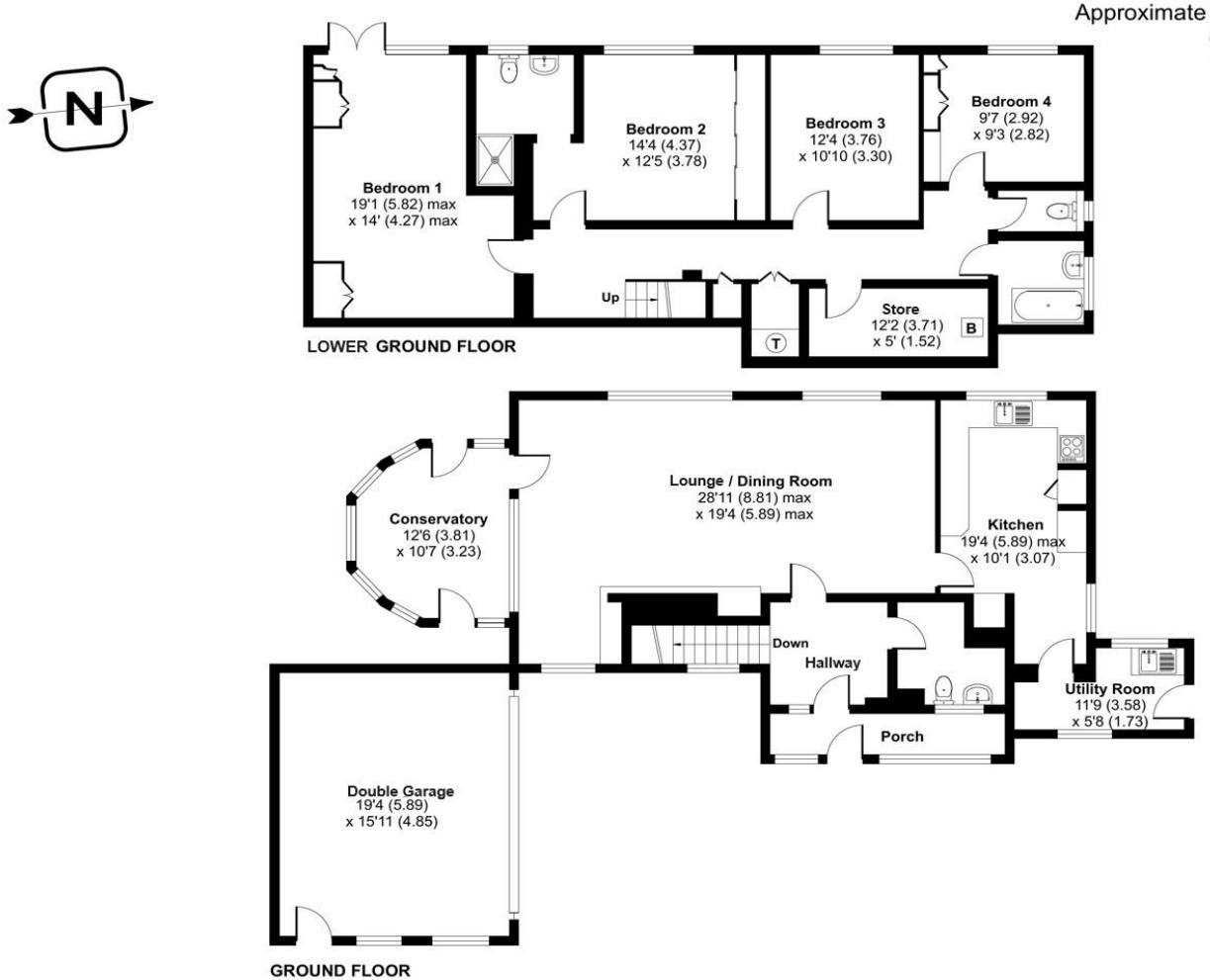
Hadrian Way, Chilworth, Southampton, Hampshire, SO16 7HX

ACCOMMODATION

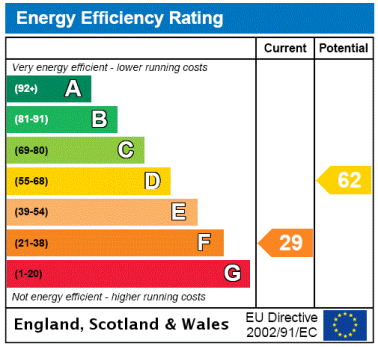
A unique split level detached property on a mature plot approaching half an acre in size that backs onto woodland with an enchanting and delightful leafy outlook that offers an attractive vista. The exciting opportunity to create an enlarged or individual new home of enviable proportions will appeal to purchasers seeking such a project that is rarely available. The existing layout comprises an entrance hall with a cloakroom found on the right. The open plan lounge has a delightful view with a conservatory to the left while the dining area enjoys a similar aspect. A door opens to the kitchen that requires updating and there is also a utility area room with a side stable door. The lower ground floor has a corridor with an airing cupboard and a walk-in boiler room. There are four well-proportioned bedrooms served by a dated bathroom and an en-suite shower. Outside there is a driveway leading to the double garage and carport. The rear garden is an outstanding feature and is predominantly laid to lawn with mature shrubs and trees that provide natural privacy.

Approximate Area = 2161 sq ft / 200.7 sq m
Garage = 309 sq ft / 28.7 sq m
Total = 2470 sq ft / 229.4 sq m
For identification only - Not to scale



Certified Property Measurer

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: 1104461



SITUATION

Chilworth is Southampton's premier residential area, with excellent travel links via the M3 and M27 to London and regional towns/cities, and Southampton Airport Parkway railway station provides a fast route to London Waterloo. There are a variety of golf courses nearby that, along with the Sports Centre, Common and village green/community hall, provide recreational facilities. Romsey and Winchester are within comfortable driving distance, whilst the city centre is four miles to the south and has extensive shopping facilities, numerous pleasant parks and the West Quay shopping and entertaining centre.

SPECIFICATION

- Offered for sale with no forward chain
- Delightful outlook backing onto woodland
- Mature plot approaching half an acre
- Open plan lounge/dining room with a conservatory
- Dated kitchen, utility room and cloakroom
- Four double bedrooms, en-suite and bathroom
- Double garage and carport
- Exciting potential for extensions and alterations (STPP)

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: G

GUIDE PRICE

£750,000

TENURE

Freehold

AGENTS NOTE

Private drainage, awaiting Environmental Agency Compliance Certificate.

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.