



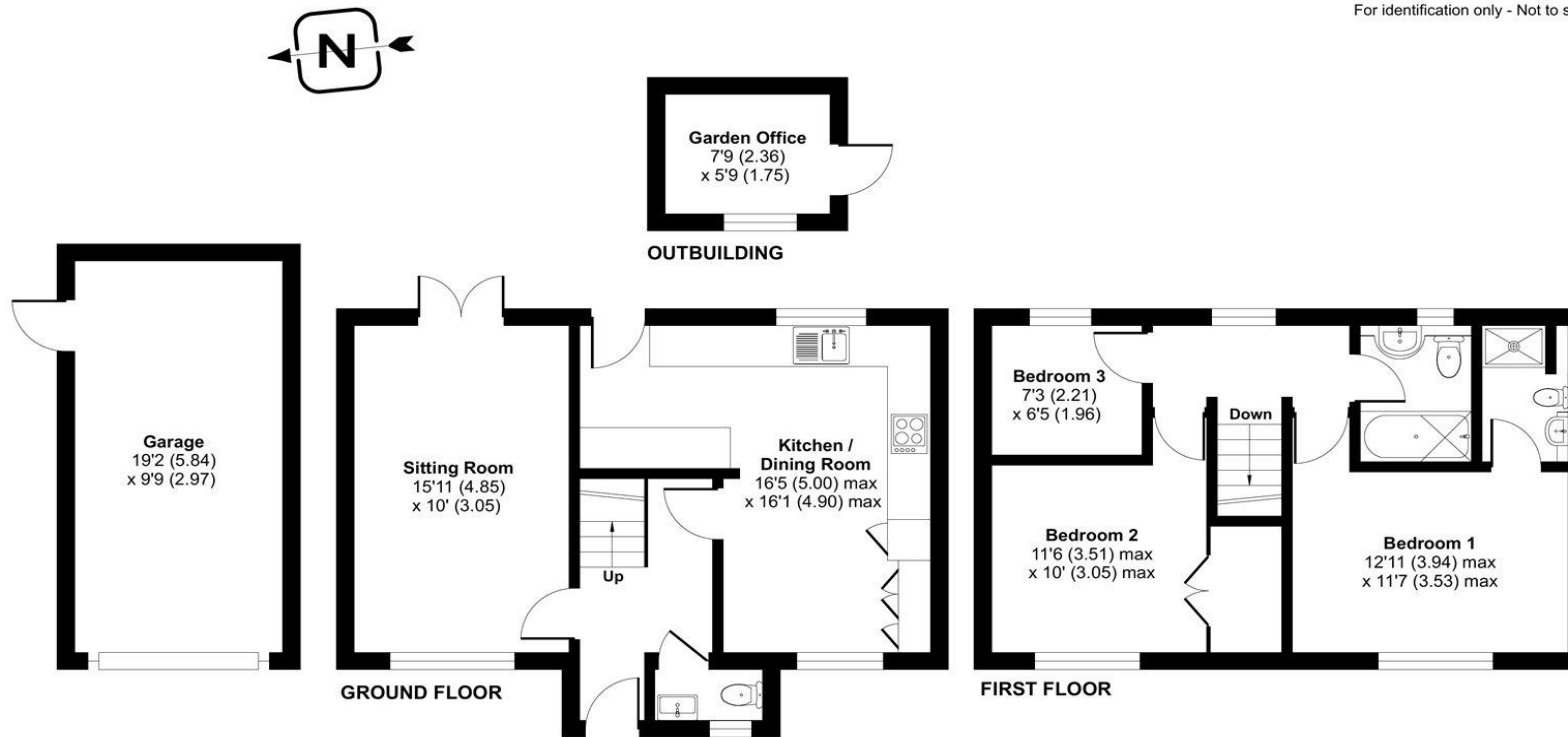
Wild Cherry Way, Knightwood Park, Chandler's Ford, Hampshire, SO53 4LW



ACCOMMODATION

Immersed in Knightwood Park, this three-bedroom detached home stands as a testament to refined suburban living. The residence exudes a level of charm, surrounded by mature hedges that offers a sense of privacy and serenity. Approaching the property, with a driveway for multiple cars to the side, frames the entrance along a paved walkway with decorative shingles. The facade of the house, crafted with a harmonious blend of brick and subtle architectural details, presents a classic yet contemporary aesthetic. Upon entering the property, you are welcomed to a spacious entrance, adorned with neutral tones that enhance the natural light streaming in through strategically placed windows. The heart of the home, the living room, invites relaxation with its spacious layout, creating an atmosphere of warmth and comfort. The adjacent kitchen/diner boasts modern appliances seamlessly integrated into sleek cabinetry. The dining area offers a perfect setting for shared meals and gatherings with a large window to allow for plenty of light. Ascending the staircase, the upper level reveals three thoughtfully designed bedrooms. The principal suite features a private en-suite shower room. Each bedroom offers ample space and tasteful decor. The bathroom, appointed with contemporary fixtures, provides a nice touch to daily routines. An enclosed rear garden completes the property, with a well-designed patio offering an ideal space for outdoor entertaining alongside an area laid to lawn. There is also an outbuilding that has been fitted with internet and power, currently used as an outdoor office.

Approximate Area = 887 sq ft / 82.4 sq m
 Garage = 185 sq ft / 17.1 sq m
 Outbuilding = 45 sq ft / 4.1 sq m
 Total = 1117 sq ft / 103.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(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	



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: 1059304



SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional inns, as well as being close to Royal Winchester Golf Club, South Winchester Golf Club and several other excellent courses. For the sports enthusiast there are top quality tennis and gym clubs nearby plus Championship football and First Class County and International cricket. Top sailing and cruising facilities can be located nearby in Southampton and Hamble. Schooling is typically outstanding. The local catchment schools are Hiltngbury Infant and Junior Schools and the sought-after Thornden Secondary School. Independent schools include Sherbourne House, The Pilgrims' School, Princes Mead, Twyford School, St Swithun's School and Winchester College. 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 6 miles to Winchester and 7 miles 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 approximately 59 minutes from Winchester and approximately 65 minutes from Southampton Airport Parkway.



SPECIFICATION

- 3 Bedroom detached home
- Knightwood Park location
- Detached garage
- En-suite to principal bedroom
- Enclosed rear garden
- Driveway parking

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: D

GUIDE PRICE

Guide Price £475,000

TENURE

Freehold