



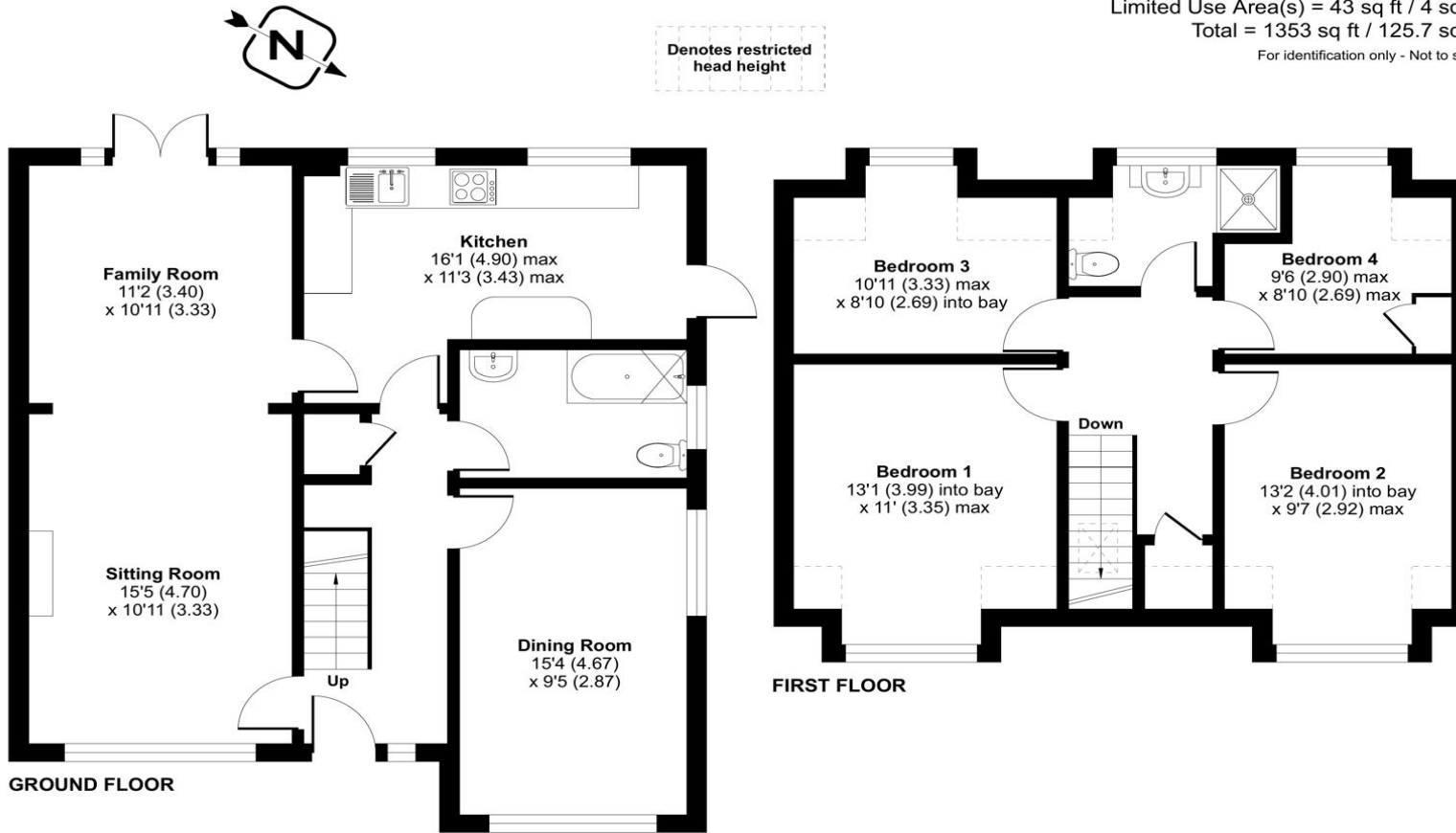
Brackenway Road, Chandler's Ford, Eastleigh, Hampshire, SO53 1LA



## ACCOMMODATION

Individually designed, detached family home that provides versatile living accommodation, located within the heart of Chandlers Ford. This home encapsulates the true essence of a family residence and is positioned well within the generous grounds. This fantastic property has an array of living opportunities and would allow, with simple adaptations, the opportunity to have a multi-generational lifestyle. The welcoming entrance hall leads to all principal rooms with three reception rooms and stairs leading to the first floor. The light and airy sitting/dining room has a fresh and contemporary design perfect for the whole family with doors into the garden beyond. The modern kitchen includes a range of wall and base units and a side door. The accommodation continues to delight with a traditional dining room. This space is currently being utilised as a dining room but can also provide a flexible bedroom space if required. Completing the ground floor accommodation is the guest bathroom. Stairs rise to the first floor where you'll find four well-appointed bedrooms and modern shower room. Externally the grounds have been well maintained, offering a mix of mature and herbaceous borders as well as a vast lawned area. There is also a large brick patio off the back of the home perfect for al fresco dining. To complete the garden is a delightful summer house with power and light. To the front of this home, the driveway offers ample parking.

Approximate Area = 1310 sq ft / 121.7 sq m  
 Limited Use Area(s) = 43 sq ft / 4 sq m  
 Total = 1353 sq ft / 125.7 sq m  
 For identification only - Not to scale



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

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: 1080616

### 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
- Sought after location
- Four well appointed bedrooms
- Impressive kitchen
- Modern shower room and separate guest bathroom
- Private and enclosed garden
- Summer House with power
- Driveway parking

### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band E

### **GUIDE PRICE**

Offers in excess of £600,000

### **TENURE**

Freehold