



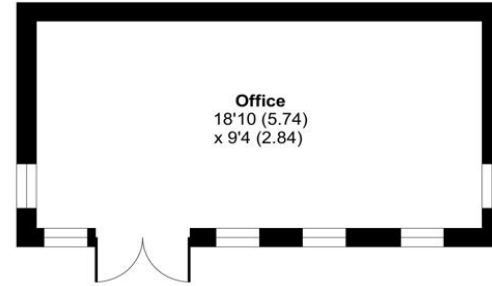
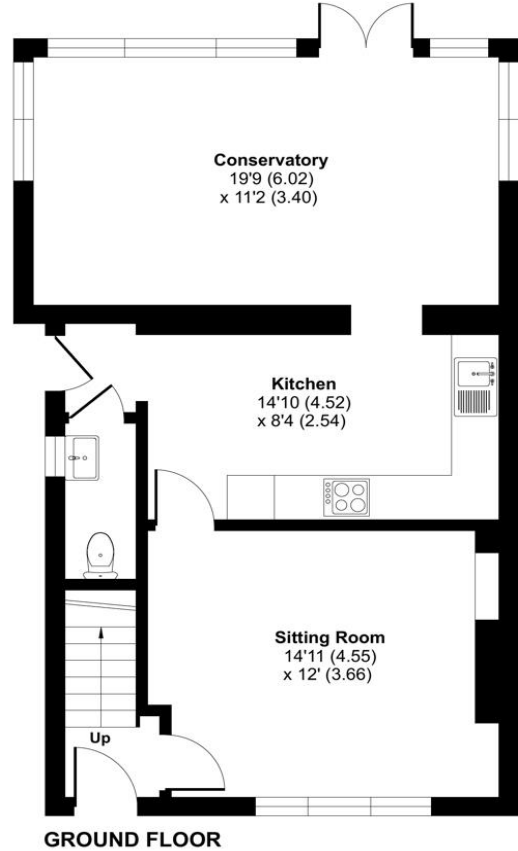
Fryern Close, Chandler's Ford, Hampshire, SO53 2LF



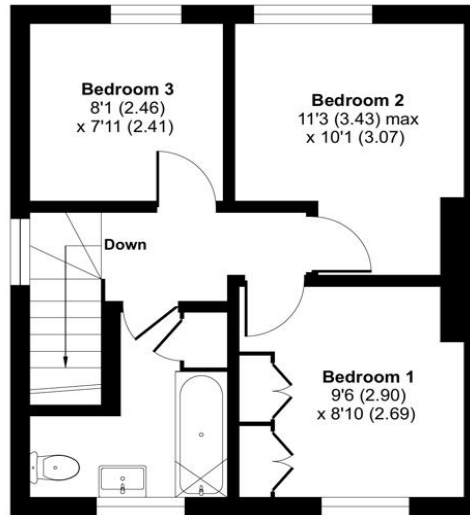
ACCOMMODATION

Discover the perfect blend of comfort and convenience in this spacious three-bedroom home located in the desirable area of Chandler's Ford. Step inside to find a welcoming living room flooded with natural light, creating an inviting atmosphere for relaxation or entertaining guests. The adjoining kitchen is equipped with modern appliances and ample cabinet space, making meal preparation a breeze. A large conservatory provides amazing additional social space. Upstairs, you will find three generously sized bedrooms, each offering comfort and privacy for the whole family. The principal bedroom boasts plenty of space and built-in wardrobes. Outside, the property features a large enclosed private garden, perfect for outdoor gatherings. Another addition to the home is the purpose-built outbuilding, complete with electricity. In a changing world, this provides a fantastic utilitarian space, for either an office, bar or other enclosed outdoor space. Additionally, off-road parking ensures convenience for residents and guests alike. Located in the heart of Chandler's Ford, this property offers easy access to a wealth of amenities including shops, parks, and schools.

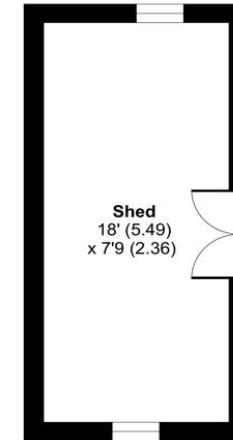
Approximate Area = 1017 sq ft / 94.4 sq m
 Outbuildings = 317 sq ft / 29.4 sq m
 Total = 1334 sq ft / 123.8 sq m
 For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



OUTBUILDING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	52	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1088373



SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country, alongside a selection of private schools. Coast and country lifestyle pursuits are all within striking distance as the city 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.



SPECIFICATION

- No forward chain
- Three bedroom semi-detached home
- Close to Fryem School and local amenities
- Insulated and powered outbuilding
- Large conservatory
- Modern kitchen

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: B

GUIDE PRICE

£360,000

TENURE

Freehold