



Nichol Road, Hiltingbury, Chandler's Ford, Hampshire, SO53 5AY

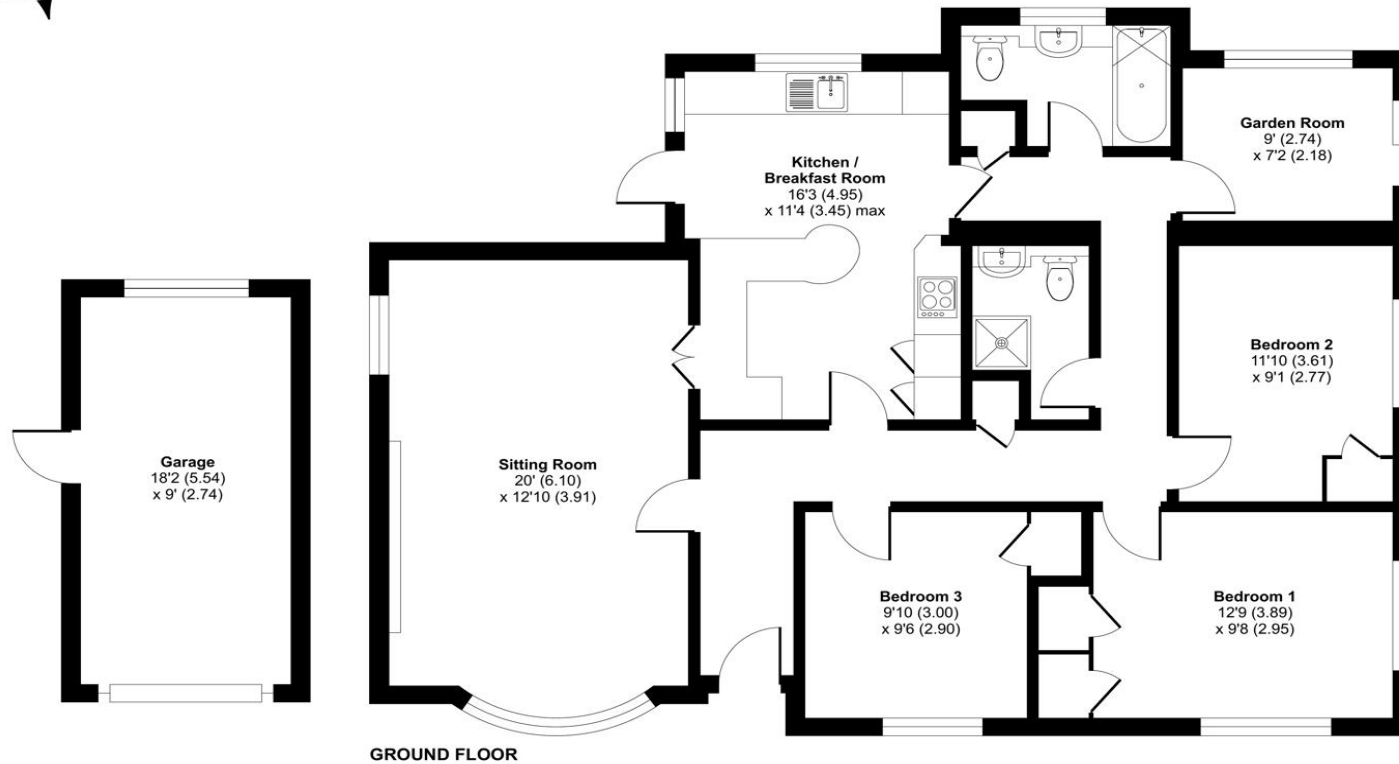


ACCOMMODATION

A three-bedroom detached bungalow, which is located in the heart of Hiltingbury. This charming residence offers a combination of comfort, convenience, and space. Upon entering, you are greeted by an inviting interior bathed in natural light, creating a sense of warmth and tranquillity throughout. The heart of the home lies in its well-proportioned living accommodation, providing great spaces for entertaining. A well-appointed kitchen/breakfast room displays a range of wall and base units with ample storage. There is a large, dual aspect sitting room to the front of the home, with a garden room overlooking the rear garden and accessed via sliding doors. The three bedrooms are all equipped with built-in storage and are served by a bathroom and separate shower room. Outside, a sprawling garden beckons, offering a great space for outdoor pursuits and relaxation. With a driveway and garage separating two portions of garden, this home has a spectacular amount of outdoor space. Ideally located within reach of local amenities, schools, and recreational facilities, this home provides the perfect balance of seclusion and accessibility.



Approximate Area = 1186 sq ft / 110.2 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 1350 sq ft / 125.4 sq m
For identification only - Not to scale



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: 1112058



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 town 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

- Three-bedroom detached bungalow
- Sought-after Hiltlingbury location
- Garage and driveway
- Potential to extend (STPP)
- Large enclosed garden
- Opportunity to modernise

LOCAL AUTHORITY

Eastleigh Borough Council

Council Tax Band - E

GUIDE PRICE

£650,000

TENURE

Freehold