





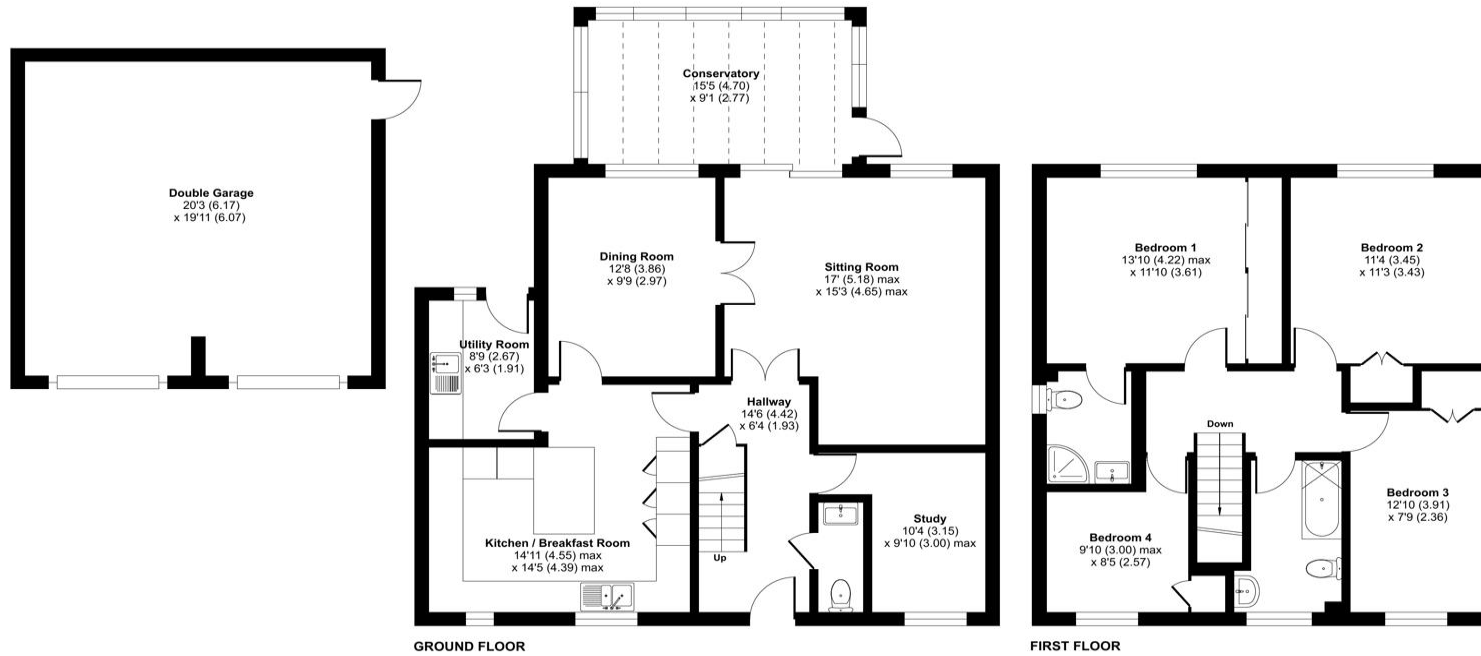


## ACCOMMODATION

Modern and contemporary home situated on a prestigious development within Knightwood, constructed to a high specification throughout. Occupying a quiet and convenient position within a delightful setting, this substantial property encapsulates the true essence of a family home and is a fine example of modern living. A substantial entrance hall welcomes you into the property, and leads to all the principal rooms. The accommodation includes a spacious and well-appointed sitting room, leading to a traditional dining room. A newly refitted kitchen/ breakfast room features high quality cabinetry, integrated appliances and a breakfast bar, ideal for busy mornings. The ground floor accommodation continues to delight with a versatile home office/snug which could be used as a playroom or even guest accommodation if required. A traditional conservatory is placed well to enjoy plenty of natural light. Completing the ground floor is a convenient guest cloakroom and useful utility. On the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room. Three further bedrooms all have built-in wardrobes and are served by the family bathroom. Externally, the south-west facing garden comprises a spacious patio, ideal for al fresco entertaining, and a lawned area that wraps around the conservatory. To the front of this home is a driveway leading to the double garage, providing plenty of off-road parking.



Approximate Area = 1714 sq ft / 159.2 sq m  
 Garage = 407 sq ft / 37.8 sq m  
 Total = 2121 sq ft / 197 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(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). © nchecom 2024. Produced for Charters Estate Agents Limited. REF: 1100261



## SITUATION

Chandlers Ford is popular Hampshire town with a variety of shops, restaurants, traditional inns and schools; Chilworth golf course is within easy reach. It is approximately a 15 minute drive to Winchester and a 17 minute drive to Southampton; both cities have a wider 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**

- Four-bedroom executive home
- Detached double garage
- Ensuite to master bedroom
- Downstairs study
- Desirable Knightwood location
- Modern kitchen

### **LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band E

### **GUIDE PRICE**

Guide Price £650,000

### **TENURE**

Freehold