







Hadrian House, 30 Hadrian Way, Chilworth, Southampton, Hampshire, SO16 7HX

A contemporary styled house offered for sale with no forward chain and positioned on a delightful plot approaching half an acre



- Offered for sale with no forward chain
- Delightful location backing onto woodland
- Plot approaches half an acre with a heated pool
- Flexible split level design
- Large glass panelled front terrace & rear corner balcony
 - Superb lounge, dining room & a cloakroom
- Five bedrooms, two en-suites & a family bathroom
- In & out driveway together with a double garage



ACCOMMODATION

This unique property has an enviable setting in Southampton's premier residential area and backs onto mature woodland. An internal inspection is essential to appreciate the flexibility of the accommodation that is arranged over several floors and complemented by a large front facing roof terrace and a rear aspect corner balcony that overlooks the outdoor swimming pool. Planning permission was previously granted for a two storey side extension that will enhance the size & stature of this individual home & plans are available for inspection by interested parties. On the ground floor two generous sized bedrooms are found either side of the central hallway where stairs lead up to the first floor and down to the lower ground floor. Here the dining room has doors opening to the patio and there is the added advantage of a cloakroom. On the left is the impressive lounge that is an exceptional room with three sets of bi-fold doors that create a superb ambience on sunny days and warm evenings allowing natural light to flood in. On the right of the lower hall are steps heading down to the utility room and a corridor links to the kitchen/breakfast room. This stylish area is a notable feature of the interior and also has bi-fold doors creating a pleasing social flow with a view to the swimming pool. On the first floor, the landing has a front staircase that leads up the glazed approach area to the large glass panelled front terrace which enjoys a leafy, private outlook. The principal bedroom has an en-suite bathroom and bi-fold doors open onto the corner balcony. The rear aspect double bedroom has an attractive outlook with a double airing cupboard and is served by the fully tiled family bathroom. The inner landing/study area is a useful additional space with bi-folds to the corner balcony and a staircase ascends to the spacious loft bedroom that looks towards the woods and has an open aspect to the en-suite bathroom that has roof storage space beyond. Outside, the front garden has an in & out driveway allowing off road parking /turning for numerous vehicles. The double garage is located on the left boundary & has an adjacent workshop. The rear garden enjoys a southerly & westerly aspect with an extensive paved terrace that has a heated swimming pool, a changing room & a shed housing the heating unit & filtration plant. The remainder of the garden is predominantly laid to lawn with mature shrubs and trees.



SITUATION

Chilworth is Southampton's premier residential area, with excellent travel links via the M3 and M27 to London and regional towns/cities, and The Parkway railway station provides a fast route to London Waterloo. There are a variety of golf courses nearby that, along with the Sports Centre, Common and village green/community hall, provide recreational facilities. Romsey and Winchester are within comfortable driving distance, whilst the city centre is four miles to the south and has extensive shopping facilities, numerous pleasant parks and the West Quay shopping and entertaining centre.

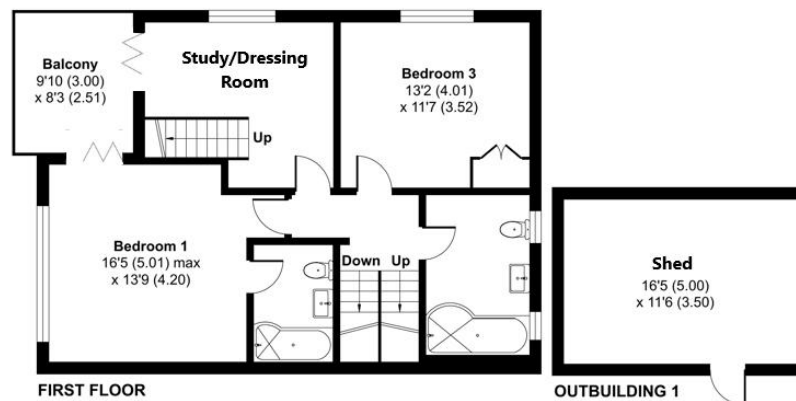
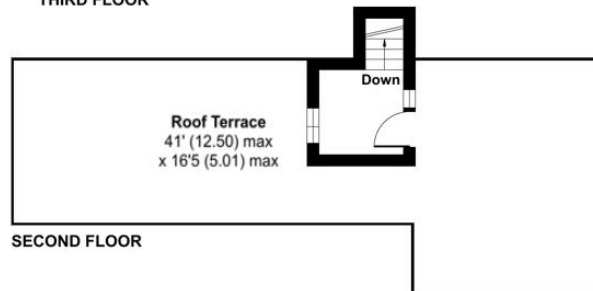
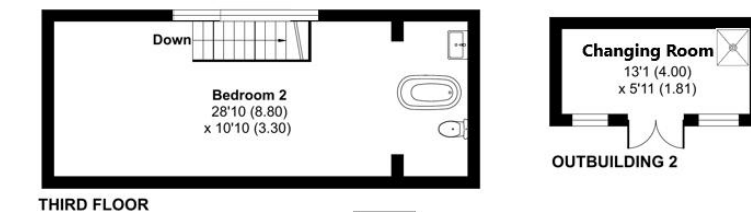
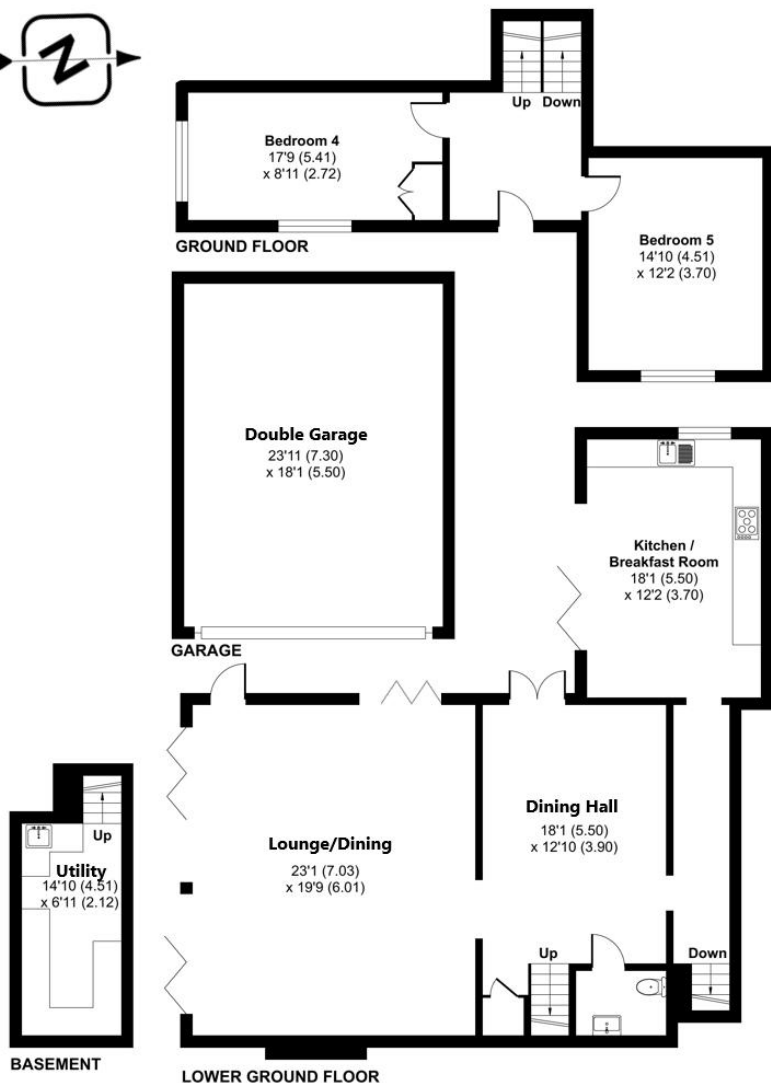






Approximate Area = 2731 sq ft / 253.7 sq m
 Garage = 432 sq ft / 40.1 sq m
 Outbuildings = 266 sq ft / 24.7 sq m
 Total = 3429 sq ft / 318.5 sq m

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		71
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band G

GUIDE PRICE £1,595,000

TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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