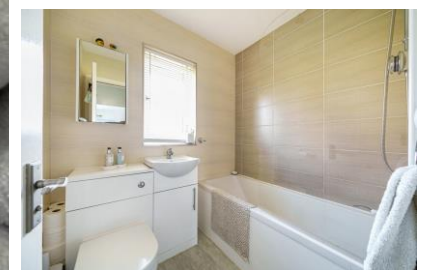




Coach Hill Close, Chandler's Ford, Hampshire, SO53 1UA

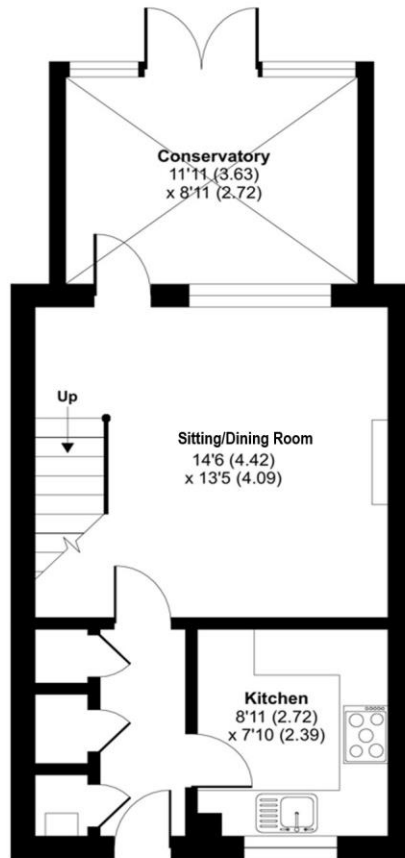


## ACCOMMODATION

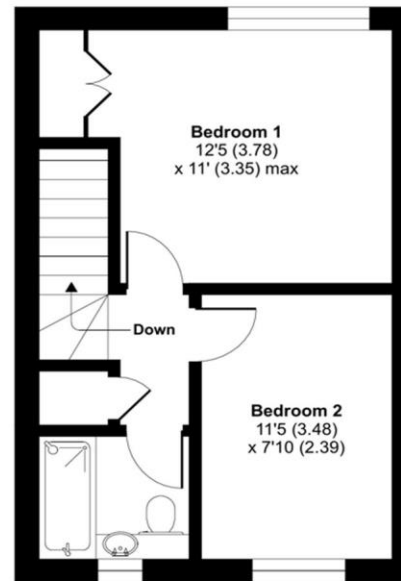
Stunning, modern two-bedroom family home occupying a quiet and convenient position along a pedestrian pathway. Situated in sought after Chandler's Ford, this high-quality home has been designed to create light and airy accommodation throughout. The welcoming ground floor comprises an inviting entrance hallway leading to an impressive modern kitchen, fitted with an integrated cooker and clever storage solutions. The outstanding accommodation continues to delight with a well-proportioned sitting/dining room, which has a fresh and contemporary design and doors opening out into the bright conservatory with views over the private enclosed garden. A utility and storage cupboard complete the downstairs accommodation. Upstairs, the first floor has two double bedrooms, both served by the modern family bathroom. The principal bedroom benefits from fitted storage solutions. Continuing outside, you will gravitate towards the private enclosed landscaped garden, which has been well-maintained with artificial lawn and a patio area, perfect for al fresco dining. The woodland backdrop allows for privacy and stairs lead to a covered storage area. To the front of this home is a landscaped front garden with a path leading the allocated parking area.

Approximate Area = 786 sq ft / 73 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1115877



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	69	
(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	

## SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns with a number of high-quality public and private educational facilities within easy reach catering for all ages, including Chandler's Ford Infant School, Merton Junior School, Thomden School Sherborne House and Southampton and Winchester Universities. 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. Southampton Airport is within close proximity and provides transport links to many cities within the UK and Europe.



### **SPECIFICATION**

- Cottage style home
- Two well-appointed bedrooms
- Sitting/dining room
- Conservatory
- Modern kitchen
- Luxury family bathroom
- Private landscaped garden
- Allocated parking space plus visitor parking

### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band: C

### **GUIDE PRICE**

Offers In Excess Of £300,000

### **TENURE**

Freehold