



Birch Road, Chilworth, Southampton, Hampshire, SO16 7LN





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A modern Chilworth property that was built in 2017 that will appeal to up-sizers and downsizers alike.



- An exceptional modern residence with a flexible layout
- Level plot exceeding three quarters of an acre
- Tastefully presented accommodation
 - Superb lounge linking to the kitchen/dining room
 - Four ground floor bedrooms with en-suite facilities
 - Two first floor bedrooms and shower room
- Larger principal bedroom with potential dressing room and en-suite bathroom
 - Two driveways, double garage with shower, kitchenette and loft room



ACCOMMODATION

This impressive modern, detached house was built to an individual design and is positioned on a mature, level plot exceeding three quarters of an acre in size with an attractive south-westerly aspect. The well-presented accommodation benefits from high level ceilings throughout that create a superb feeling of space and ensures a wonderful environment that will appeal to discerning purchasers seeking a quality home requiring minimal maintenance. The large entrance hall offers a warm welcome with the added benefit of a cloakroom. The pleasant lounge is found on the left enjoying a delightful outlook and links to the open-plan kitchen/dining room that is generously proportioned and tastefully appointed with an extensive range of wall and base units, while the utility room is larger than average. The inner hall leads to four double bedrooms, two of which have walk-in wardrobes and en-suite showers, while a separate bathroom is also provided. The first floor continues to impress with two further generous double bedrooms and another shower room. A further large room conjoins with two interlinked rooms that could provide guest accommodation or a commanding principal suite.

Outside, mature shrubs and trees create natural privacy and screening with the driveway offering parking and turning for numerous vehicles with an additional driveway at the rear leading to a double garage that has a shower room and utility/kitchenette and a useful room above. The garden is predominantly laid to lawn with a deck, spring flowering shrubs, mature trees, vegetable beds and a summer house.



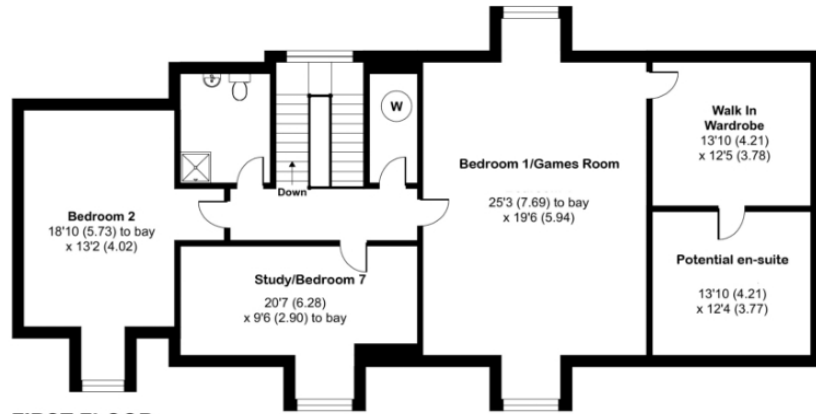
SITUATION

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.

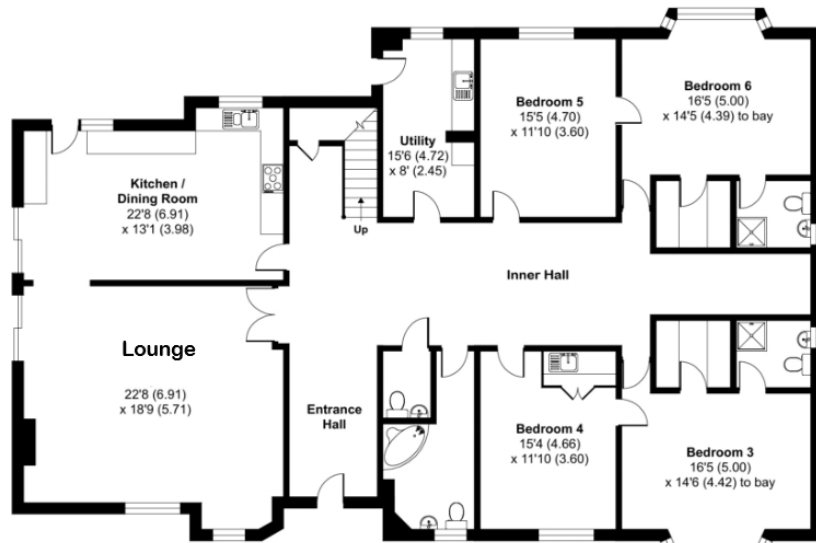
Romsey and Winchester are within comfortable driving distance, whilst the city centre is four miles to the south and has extensive shopping facilities, numerous pleasant parks and the West Quay shopping and entertaining centre.







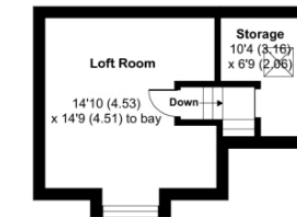
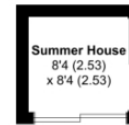
FIRST FLOOR



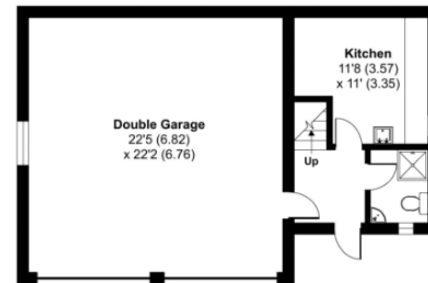
GROUND FLOOR

Approximate Area = 4401 sq ft / 408.8 sq m
 Annexe = 530 sq ft / 49.2 sq m
 Outbuilding = 69 sq ft / 6.4 sq m
 Garage = 491 sq ft / 45.6 sq m
 Total = 5491 sq ft / 510.1 sq m

For identification only - Not to scale



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 84 | 87 |
| (69-80) C | | |
| (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 | |



Scan the QR code to find out more information about this property.





LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band H

ASKING PRICE £1,650,000

TENURE

Freehold