



Cherwell Gardens, Chandler's Ford, Hampshire, SO53 2NH

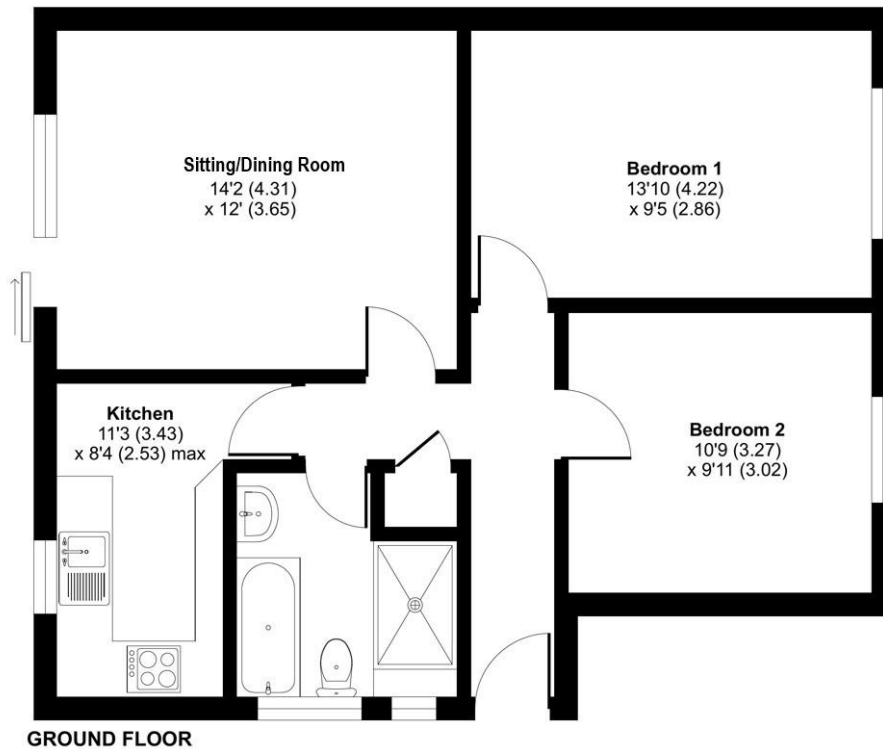


ACCOMMODATION

Wonderful two-bedroom ground-floor maisonette located in a sought-after position in Chandler's Ford, within walking distance of local amenities. Impressive throughout, the private entrance guides you into the property and through to the main accommodation. The kitchen has been neatly maintained with space for white goods and views over the private rear garden. The generous sitting/dining room offers a cosy area to retreat to with plenty of space and a large window allowing natural light to stream into the room. The property also offers two double bedrooms, both with ample space for storage. The four-piece family bathroom completes the home with modern neutral tiling and a sleek finish. Externally there is an exceptionally well proportioned private, low maintenance, south-west facing, rear garden, which unlike other properties at this price range offers an outdoor area for dining and entertaining. There is also a garage in a block.

Approximate Area = 637 sq ft / 59.1 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		77
(55-68)	D		
(39-54)	E	43	
(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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1241144



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 city 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

- Ground floor maisonette
- Close to local amenities
- Two double bedrooms
- Spacious sitting/dining room
- Generous, private rear garden
- Garage in block

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band B

OFFERS IN EXCESS OF £240,000

TENURE

Leasehold: 999 Years from 24/06/1969

Unexpired Years: Approx. 943 Years Remaining

Annual Ground Rent: £15.00

Annual Service Charge: N/A

Ground Rent Increase: N/A

Ground Rent Review Period: N/A

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.