



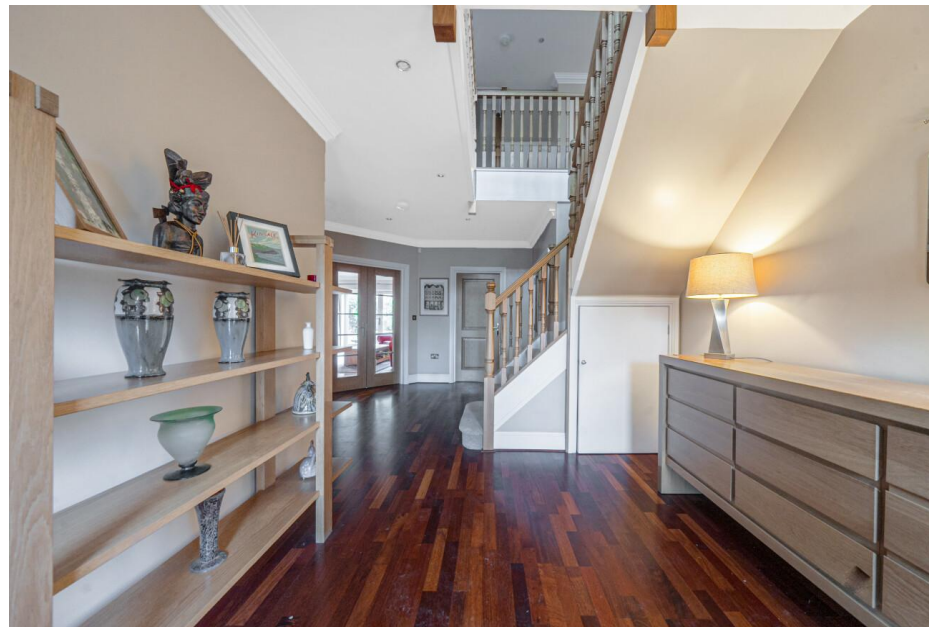
Birch Road, Chilworth, Southampton, Hampshire, SO16 7LN





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

*A stunning Queen Anne style detached home of great stature & quality located in Southampton's premier residential area.*



- A spacious Queen Anne style modern family home
- Secluded level plot exceeding a quarter of an acre
  - Large hallway with a cloakroom
- Three generous reception rooms plus a conservatory
- Open plan kitchen/breakfast room with utility room
- Three first floor bedrooms, en-suite & separate bathroom
- Two second floor bedrooms with en-suite shower rooms
- Ample parking/turning and attached double garage



## ACCOMMODATION

This modern detached house enjoys a secluded position on a level plot exceeding a quarter of an acre with the rear garden benefitting from an approximate southerly aspect. The spacious accommodation will appeal to up-sizers & downsizers alike seeking an impressive property of enviable proportions. The reception hall creates a welcoming entrance and has the added benefit of a coats cupboard and a cloakroom. The generous sized study is found on the left & is the perfect venue for a home office. A similar room is found on the right and is currently used as a snug or could provide a formal dining room. The large open plan kitchen is well appointed with a comprehensive range of maple finished units adorned with granite work surfaces that include a breakfast table with ample further space for a dining table & chairs. A door leads to the conservatory that boasts a hard wood vaulted ceiling and offers views over the garden while the utility room has a door linking to the attached double garage. The first floor features a landing with a front facing window and has stairs leading to the second floor. The principal suite is commanding in size and has the advantage of a well-appointed six piece en-suite bathroom and a fitted dressing room. The second bedroom has the advantage of a sizeable walk-in roof storage area and two further bedrooms are served by the family bathroom. On the second floor there are two further double bedrooms that both have walk-in wardrobes & en-suite shower rooms. Outside, to the front of the property is a driveway that provides off road parking/turning for numerous vehicles and an automated door allows access to the attached double garage. The rear garden has a southerly aspect and is predominantly laid to lawn with a paved patio and a raised pond together with mature shrubs and trees that create an attractive outlook.



## SITUATION

Chilworth is Southampton's premier residential area, with excellent travel links via the M3 and M27 to London and regional towns/cities. The Parkway railway station provides a fast route to London Waterloo and is adjacent to the international airport. There are a variety of golf courses nearby that, together with the Sports Centre, Common and village green/community hall, provide superb recreational facilities.

The market abbey town of Romsey and the cathedral city of 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.

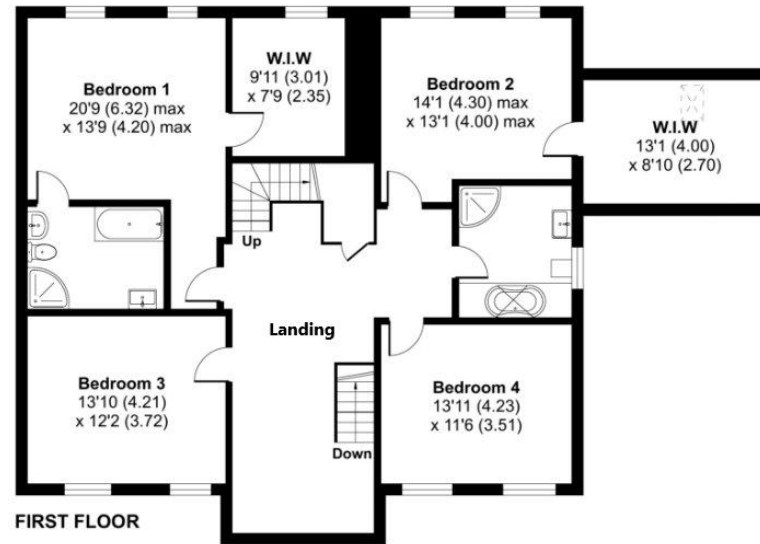
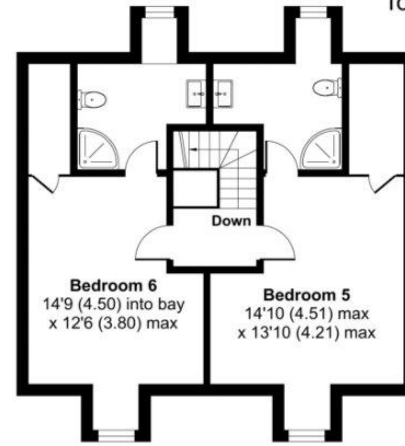
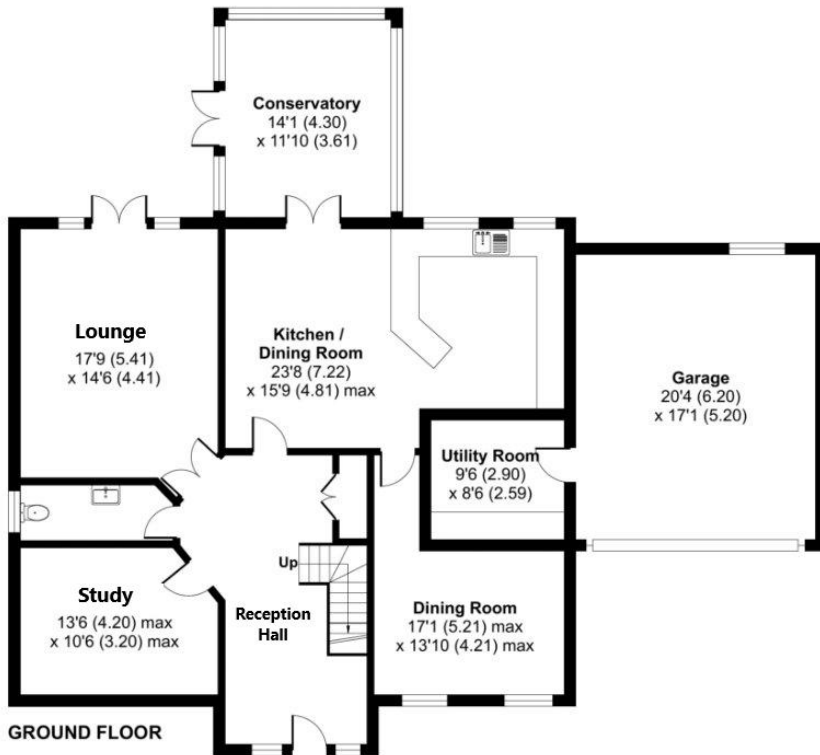






Approximate Area = 3491 sq ft / 324.3 sq m  
 Garage = 435 sq ft / 40.4 sq m  
 Total = 3926 sq ft / 364.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

**GUIDE PRICE £1,495,000**

**TENURE**

Freehold