



Bramble Hill, Chandler's Ford, Eastleigh, Hampshire, SO53 4TP

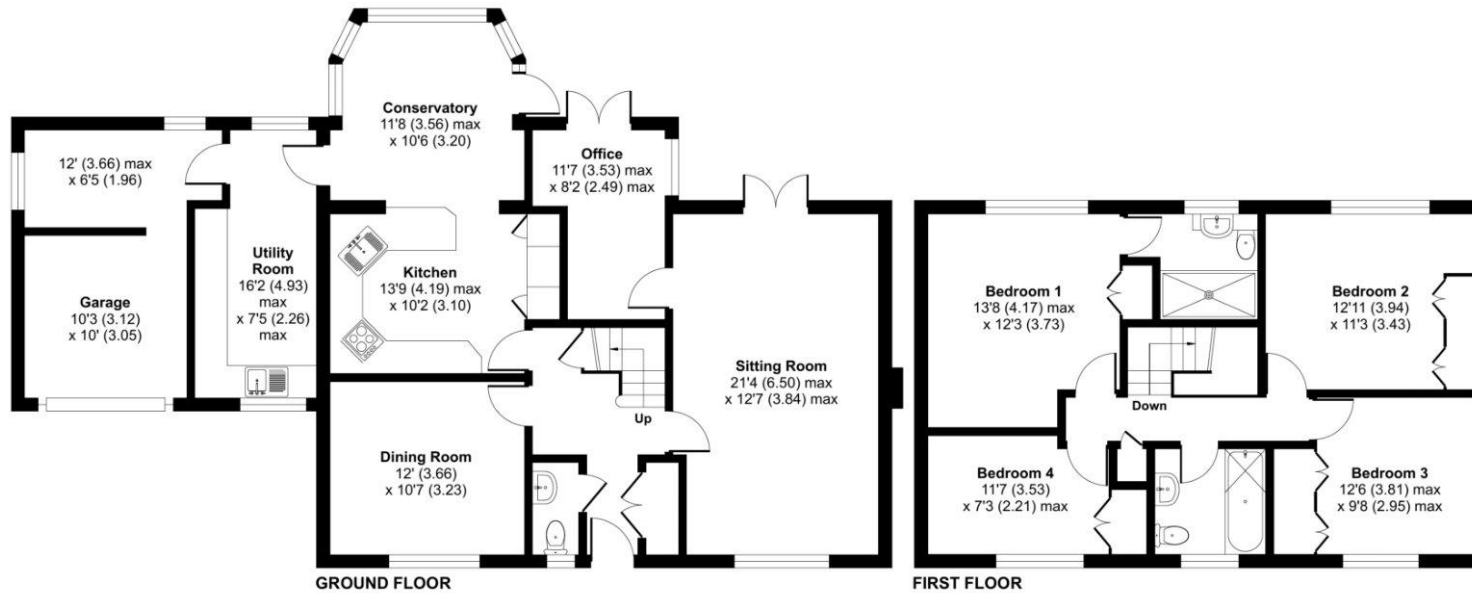


ACCOMMODATION

A unique, individually designed home set within a prestigious development, offering exceptional quality and style throughout. Nestled in a peaceful and convenient location along a private no-through road, within a charming cul-de-sac setting, this substantial residence perfectly embodies the essence of a modern family home, showcasing contemporary living at its finest. Located in the heart of Vally Park, this high-quality property has been designed to create light and airy accommodations throughout. This stylish home has the finest fixtures and fittings and has been carefully crafted by the current owners to create the perfect family space. The substantial entrance hall leads to all the principal rooms. The accommodation includes a well-appointed sitting room which has a fresh design with French doors opening out onto the private enclosed garden. The impressive kitchen/dining room is a fantastic space for the whole family with clever storage solutions, along with a feature breakfast bar and door leading to the outside dining area. The accommodation continues to delight with a traditional dining room and well-proportioned home office which provides flexibility as this could be used as a playroom or even guest accommodation. Completing the ground floor is a convenient guest cloakroom and useful utility. On the first floor, the principal bedroom benefits from fitted wardrobes and a luxury en-suite shower room with three further bedrooms which are all served by the family bathroom. Externally, the private enclosed garden has been beautifully landscaped and well-maintained. An elegant patio is the perfect place for an immersive dining experience. To the front of this home is a driveway leading to the garage.



Approximate Area = 1722 sq ft / 159.9 sq m
 Garage = 174 sq ft / 16.1 sq m
 Total = 1896 sq ft / 176 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	75	82
(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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1217815

SITUATION

The property occupies a secluded and prime position on the edge of the sought-after Hampshire town of Chandler's Ford and is perfectly placed to enjoy all local amenities. The town is steeped in history that delights with much character and diverse architecture. The splendid town centre provides everyday amenities with a range of High Street retailers, traditional inns and schools. Outdoor pursuits and leisure facilities include breath-taking walks via a network of footpaths over the varied landscapes, as well as golfing at Chilworth golf course. Road and rail links are provided by the M3 motorway and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.



SPECIFICATION

- Exceptional family home
- Prestigious development in Vally Park
- Quiet individual cul-de-sac location
- Four double bedrooms
- Three reception rooms
- Luxury en-suite and family bathroom
- Private and landscaped gardens
- Garage and driveway parking

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band F

GUIDE PRICE £700,000

TENURE

Freehold