





SPECIFICATION

- A detached contemporary chalet residence
- Spacious bright and airy accommodation
- Stunning open-plan living area
- Fitted kitchen with feature island, Quartz work surfaces
- Air source heat pumps for cooling and heating, gas fired radiators and aluminium clad triple glazing
- Impressive main bedroom en-suite shower room and ample storage space
- Gated entrance and ample parking
- Beautifully landscaped gardens ideal for summer entertaining, including games room with a bar
- Garage and driveway parking
- Ideally situated for well-regarded schooling

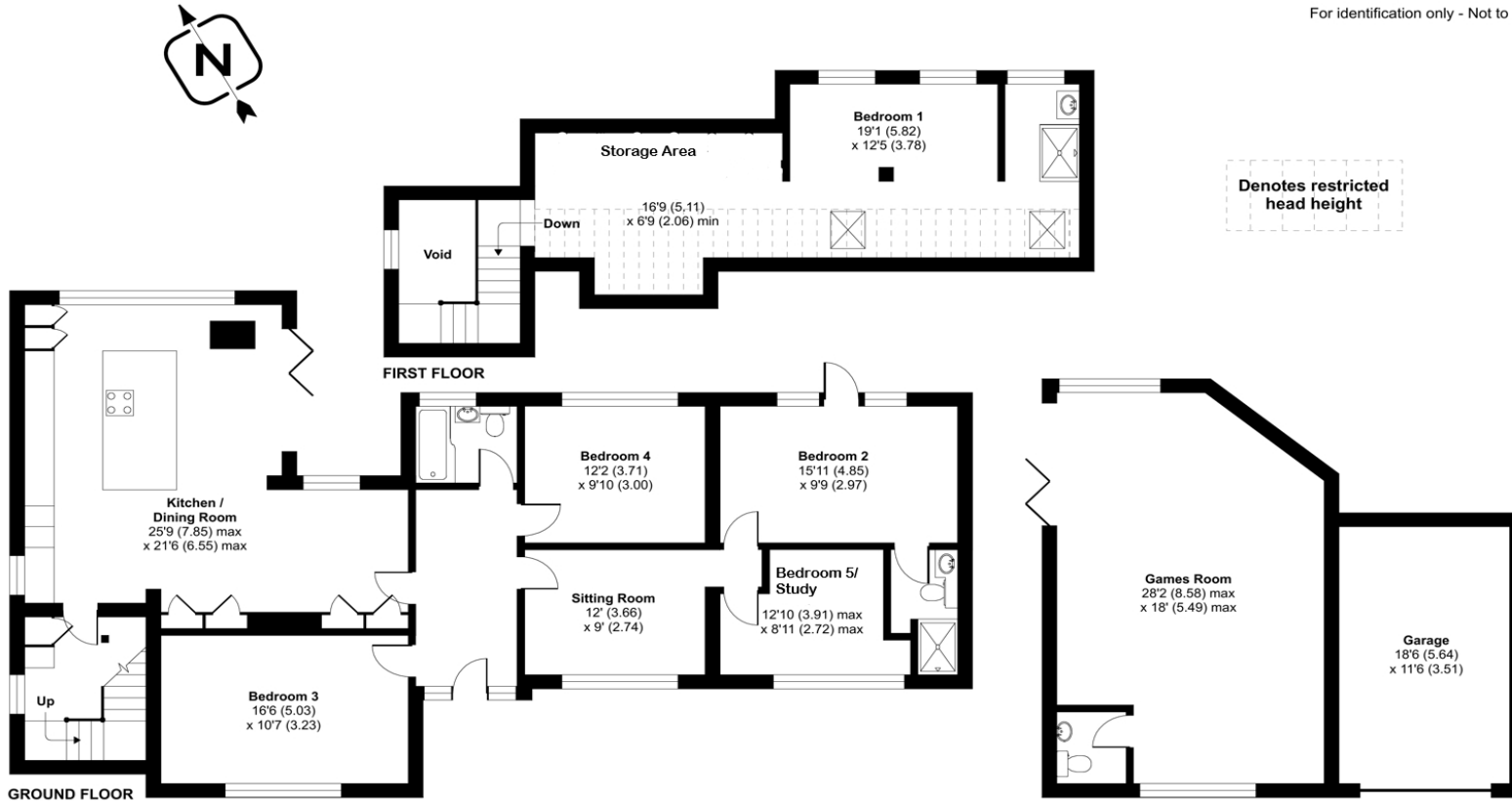
ACCOMMODATION

Exemplifying contemporary elegance, this residence stands as a testament to meticulous design and exceptional craftsmanship and is scheduled to be available to let from early January with some flexibility on furnishings. The property, accessed via an entrance gate is a haven of luxury, with grey coloured framed double glazing. The heart of this dream home is the open-plan kitchen/dining room with integrated appliances, Quartz work surfaces, a sleek range of wall and base units and a wood burning stove. The room basks in natural light streaming through expansive bi fold doors, offering appealing views of the meticulously landscaped gardens, completed with large ponds, a raised swimming pool and putting green. The bedrooms are all double in size, with the principal bedroom suite spread over the entire top floor and distinguished by ample space for storage and free-standing furniture, with a beautifully appointed en-suite shower room. There are three/four further bedrooms found on the ground floor. Bedroom two enjoys an en-suite shower room and the remaining bedrooms are served by the family bathroom. The ground floor is completed by a study, which can be utilised as a further bedroom if desired and the sitting room. The outdoor area is a sanctuary for entertainment, featuring a timber decked terrace, ideal for alfresco dining, complemented by the most amazing games room with a bar and cloakroom.

Approximate Area = 1795 sq ft / 166.7 sq m (excludes games room)
 Limited Use Area(s) = 152 sq ft / 14.1 sq m
 Outbuilding = 212 sq ft / 19.6 sq m
 Total = 2159 sq ft / 200.5 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	69	80
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Charters Estate Agents Limited. REF: 1110550



SITUATION

Nursling is a desirable suburb, ideally situated for easy access to the motorway system via the M271 with Southampton City Centre and the market town of Romsey within four miles. Nursling benefits from its own Primary School and is in catchment for the popular Mountbatten School with local shops, eateries, public houses and further amenities available. Train links can be found at Southampton Central Station with direct trains to London Waterloo running every half an hour.

LOCAL AUTHORITY

Test Valley Borough Council
 Council Tax Band C
 Minimum Term 12 Months

£2,500 PER MONTH

Security Deposit: £2,884.61 (based on advertised rental price)
 Holding Deposit: £576.92 (based on advertised rental price)



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