



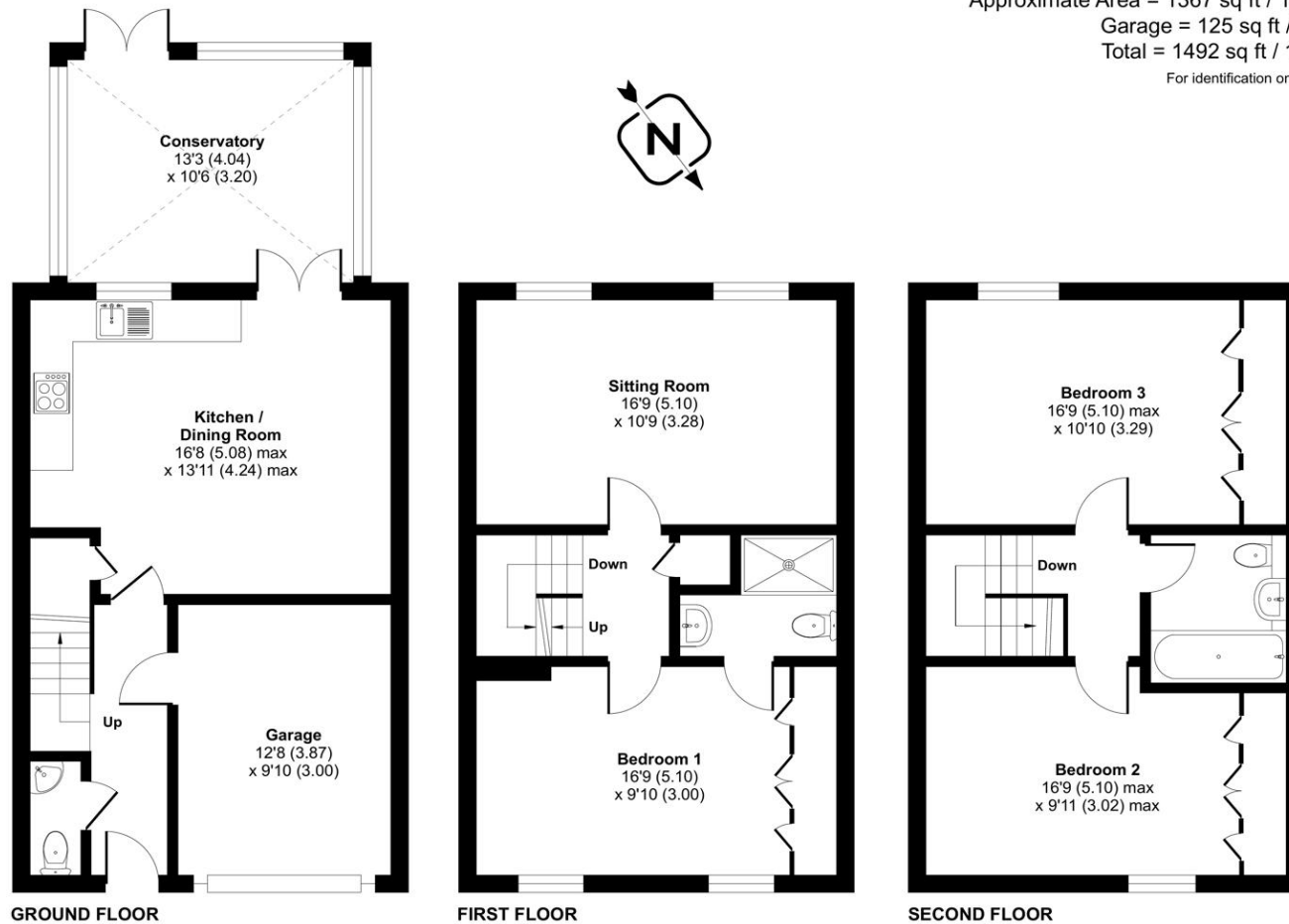
Catmint Close, Chandler's Ford, Eastleigh, Hampshire, SO53 4NT



ACCOMMODATION

Located in the sought-after Knightwood area, this stylish townhouse offers a fantastic opportunity for family living. Spanning three well-designed storeys, the home features three well-appointed bedrooms and provides generous, thoughtfully arranged living space that meets the needs of modern lifestyles. The ground floor welcomes you with an attractive modern kitchen/ dining room, perfect for dining and family gatherings, with feature doors leading to the well-appointed reception room leading to the garden beyond. To complete the ground floor is a guest cloakroom and access to the integral garage. Upstairs, the principal bedroom includes a private ensuite, while the additional family bathroom serves the remaining bedrooms, ensuring both comfort and privacy for everyone. Outside, a private rear garden with a charming patio terrace offers an ideal setting for outdoor dining or relaxing in the sun. The property also includes an integral garage and off-road parking. Situated within the desirable Thornden School catchment, this home is ideal for families looking to settle in a vibrant, well-connected community. This Knightwood gem combines style, functionality, and a fantastic location.

Approximate Area = 1367 sq ft / 126.9 sq m
 Garage = 125 sq ft / 11.6 sq m
 Total = 1492 sq ft / 138.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	75	
(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.

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 and include Thornden & Toynbee secondary school 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.

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: 1248321



SPECIFICATION

- Stylish Knightwood town house
- Three well-appointed bedrooms
- Ensuite to principal bedroom
- Attractive kitchen/breakfast room
- Thornden school catchment
- Garage and off-road parking

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band D

ASKING PRICE £450,000

TENURE

Freehold