





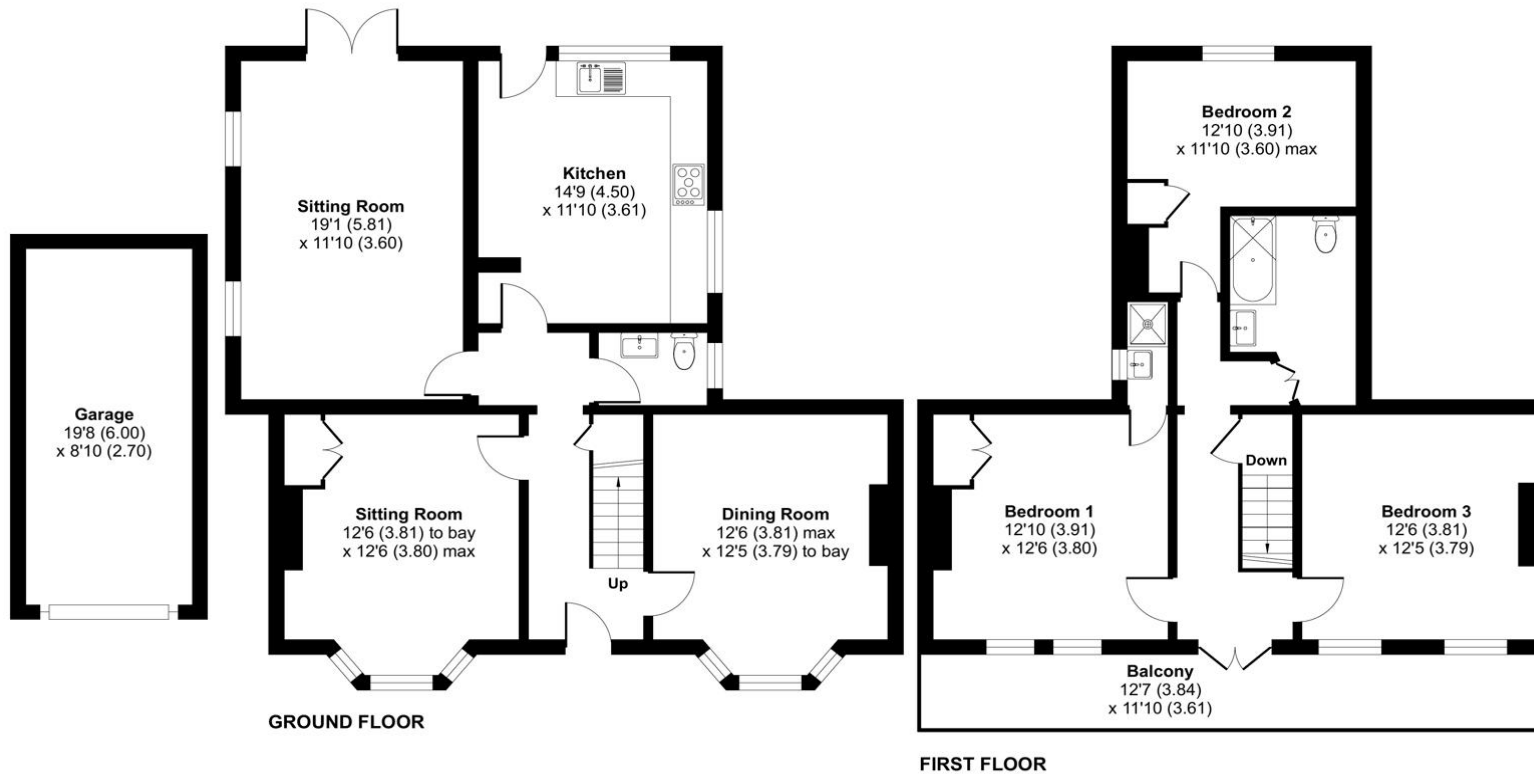
ACCOMMODATION

This highly desirable three-bedroom period home is situated on a sought-after road in Hiltingbury, offering a perfect blend of character and space.

Retaining its beautiful period features, this home offers a wonderful opportunity for a sympathetic scheme of modernisation. Upon entry, a welcoming hallway provides access to all principal reception rooms. Three distinguished reception rooms feature traditional high ceilings, a statement fireplace, and elegant period detailing. The accommodation provides ample room for relaxing and entertaining, with double doors opening onto the mature garden from the sitting room, creating a seamless connection between indoor and outdoor living. The first-floor hosts three well-proportioned bedrooms, all served by a family bathroom and a separate shower room. An elegant first-floor balcony, adding to its timeless appeal. Outside, the cottage-style garden provides a peaceful retreat, featuring mature hedging, a lawned area, and a terraced patio, ideal for outdoor dining and relaxation. The property is further enhanced by driveway parking and a double garage, adding to the convenience of this charming home. This is a rare opportunity to acquire a character-filled residence in a prime location, perfect for families or those looking for a home with period charm.



Approximate Area = 1544 sq ft / 143.4 sq m
Garage = 174 sq ft / 16.1 sq m
Total = 1718 sq ft / 159.5 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		70
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(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). © ncthecom 2025. Produced for Charters Estate Agents Limited. REF: 1249891

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. The local catchment schools are Chandlers Ford Infant, Merdon Junior School and the sought-after Thornden Secondary school. Independent schools include Sherbourne House, The Pilgrims' School, Princes Mead, Twyford School, St Swithun's School and Winchester College. 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

- Charming period home
- Sought-after Hiltigbury.
- Traditional kitchen
- Three reception rooms
- Three well-proportioned bedrooms
- Family bathroom
- Mature cottage-style garden
- Driveway parking and double garage

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band C

OFFERS IN EXCESS OF £700,000

TENURE

Freehold