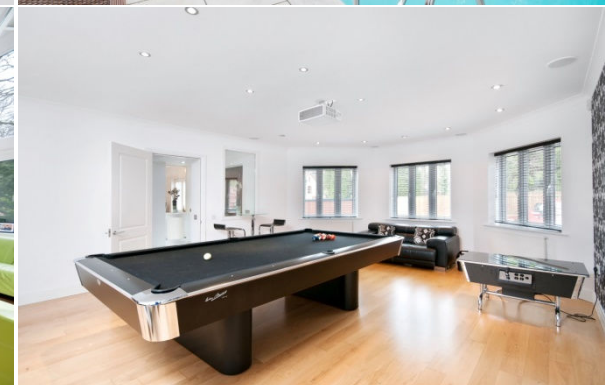
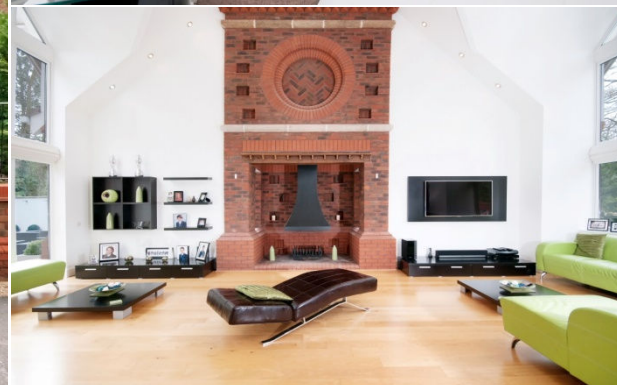




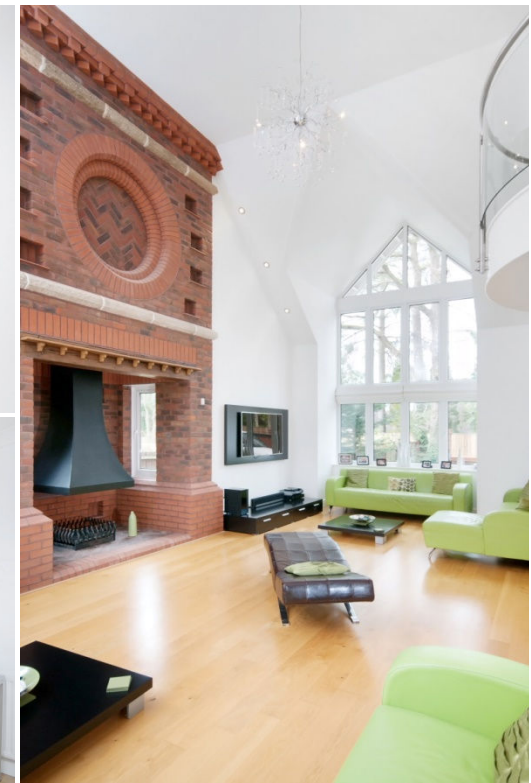
CHARLES POWELL  
ESTATE AGENTS

[www.charles-powell.co.uk](http://www.charles-powell.co.uk)



Keepers House  
Chilworth  
£1,599,995

Keepers House is everything we wanted in our home and to suit our busy lifestyle. It is designed for convenience and has been the most wonderful venue for entertaining either in an informal or formal capacity.

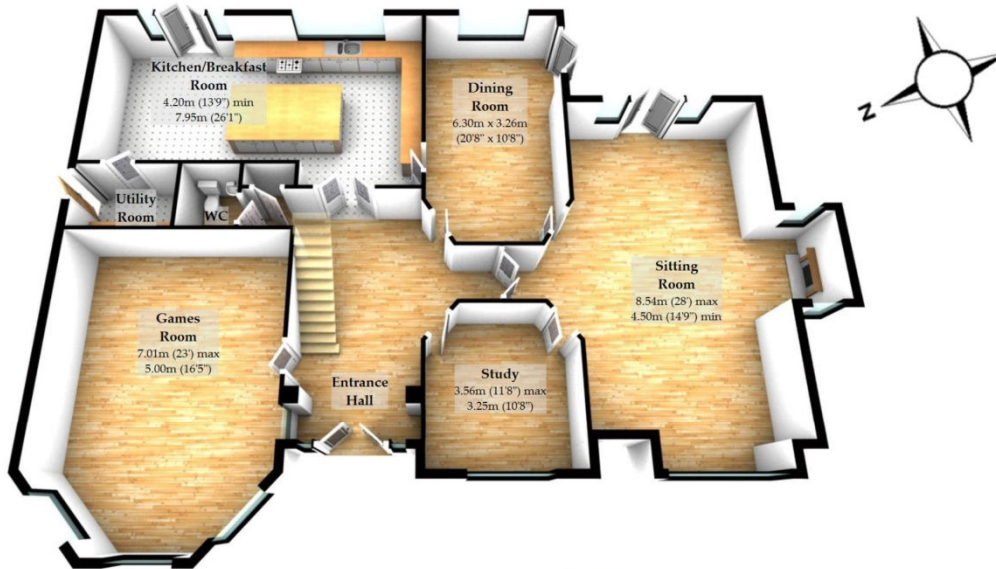




“Our home is situated in an ideal location and the neighbours in our cul de sac are delightful, perfectly sociable yet not intrusive and the convenience of rail, road and air networks are perfect for commuting with the added benefit of all that Southampton has to offer on our doorstep.”

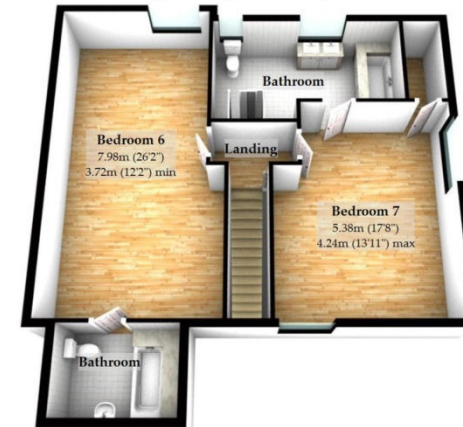
**Ground Floor**

Approx. 174.1 sq. metres (1874.3 sq. feet)



**Second Floor**

Approx. 80.1 sq. metres (862.5 sq. feet)



**First Floor**

Approx. 192.9 sq. metres (2076.8 sq. feet)



**Outbuildings**

Approx. 77.6 sq. metres (835.2 sq. feet)



Total area: approx. 524.8 sq. metres (5648.7 sq. feet)

# Keepers House

## Chilworth

### SO16 7HF

#### Summary of Features

- ✦ A substantial and impressive 7 bedroom residence with a private plot approaching ¼ acre
- ✦ Extensive reception rooms including study, smart wired games room, dining room
- ✦ Dual aspect apex window, vaulted lounge featuring an imposing bird nose pointed brick fireplace
- ✦ Luxury gym, twin Jacuzzi bath, steam/shower room
- ✦ Five luxury ensuite shower/bathrooms with contemporary family bathroom and cloakroom
- ✦ Stylish Italian white porcelain tiled flooring within the hallway, kitchen and utility room
- ✦ Contemporary bespoke kitchen with an extensive range of Siemens built in appliances
- ✦ Secluded rear garden with expansive sun terrace, fully integrated outdoor Bose sound system
- ✦ Heated swimming pool with retractable, high safety cover and air source heat pump
- ✦ Double garage with automated doors
- ✦ Fully integrated surround sound speakers and vacuum system throughout
- ✦ Energy efficient zone controlled gas central heating
- ✦ Sophisticated security system with CCTV

#### Introduction

A truly magnificent residence, combining lavish opulence with sophisticated technology within substantial accommodation exceeding 5500 sq.ft. Uniquely designed in a contemporary styling and finished to the most exquisite standard, Keepers House is nestled within one of the most desirable cul-de-sacs in one of Southampton's premier locations. Perfectly positioned within its attractive gardens extending to almost quarter of an acre, this stunning home was commissioned and constructed by A & B homes and has been the subject of considerable extension and improvement by our clients to provide truly remarkable accommodation of seven double bedrooms, five with luxury ensuite bathrooms of the highest quality sanitary ware. The living space is cleverly arranged for both formal and informal entertaining, with the most elegant dining room, stylish vaulted dual aspect sitting room with balcony, amongst an array of versatile reception rooms. The exquisite central hub of the residence is the stunning bespoke high gloss ebony kitchen with vast island unit, the epitome of luxury, offering extensive integrated appliances including a draught beer tap. The master bedroom suite is outstanding with dressing area and spectacular shower room hosting LCD TV screen, whilst opening onto the private balcony with delightful views over the gardens.

#### Description

Upon entering Keepers House you are immediately impressed by the lavish interior design and opulent finish which is maintained throughout this executive home. Double wooden doors lead to the spacious open hallway which is beautifully bright, featuring an exquisite contemporary oak framed glass sided staircase and stylish Italian white porcelain tiled floor which flows into the attractive cloakroom and kitchen. The bespoke kitchen is the central hub of this

home and is beautifully designed with high gloss ebony eye and base level units, granite worksurfaces centred on a vast island unit with inset induction hob and discreet extractor hood and sink with contemporary chef free hose tap. The Siemens integrated appliances include fridge, freezer, twin ovens, two warming drawers, dishwasher, as well as a draught beer appliance. There is ample room for a family breakfast suite in front of the remote controlled gas fire and the kitchen is supplemented by the utility room featuring coordinating units and glazed side door. The dual aspect vaulted lounge is truly magnificent and is entered via glazed wooden doors, affording much natural light via two double height apex windows and featuring a grand exposed brick fireplace with inset open fire and floating contemporary radiators. The games room currently hosts a full size American pool table, made to measure blinds and hardwood flooring which flows into the home office and sizeable dining room. The staircase with modern glazed balustrade leads to the extensive landing with double glazed French doors opening to a substantial balcony overlooking the front gardens and internal doors to the lounge balcony. There is a double airing cupboard with unvented pressurised hot water tank. The impressive luxury master suite boasts extensive walk in wardrobes, remote control solar powered blinds, air conditioning and private balcony. Slide doors open to a concealed luxury bathroom featuring granite effect non slip flooring, Villeroy and Boch suite comprising central bath with Vado brassware and stylish vanity unit with TV, designed by our clients with luxury and convenience in mind. Bedroom two enjoys a bay window and benefits from a recently refitted Vistla bathroom suite and walk in wardrobe. Bedroom three also features an ensuite shower room with contemporary Vistla sanitary ware. Bedrooms four and five are both serviced by an elegant bathroom with stylish Villeroy and

Boch sanitary ware, luxury Vado brassware, waterfall tap bath and separate Vado shower. The second floor features two further ensuite bedrooms, ideal for guests, which are both beautifully styled.

#### Outside

An automated gate leads to the generous parking area to the front, enclosed by low level brick walling with bespoke ironmongery and provides access to the double garage with electric doors. The garaging accommodates an unvented pressurised tank for the Jacuzzi and swimming pool in addition to the state of the art American vacuum system. A covered side passage leads to the secluded rear gardens enjoying a sylvan backdrop and hosting a decked sun terrace with entertainment area and integrated Bose speakers, overlooking the heated swimming pool with automated retractable cover and courtesy lighting. The vaulted gym with apex window and triple bi folding doors is impressive and comprises twin Jacuzzi bath with mounted television and separate steam room whilst benefitting from airconditioning and dehumidifier.

#### Agents Notes

Offering the ultimate in contemporary executive living, Keepers House enjoys impressive architecture and brickwork complemented by the latest technology including Sonos compatible surround sound system, smart wiring and CCTV security system. There is zone gas fired central heating and double glazing throughout.

# Energy Performance Certificate



Keepers House, Pine Way, SOUTHAMPTON, SO16 7HF

Dwelling type: Detached house      Reference number: 0921-2807-7178-9404-1101  
 Date of assessment: 03 March 2014      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 03 March 2014      Total floor area: 476 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

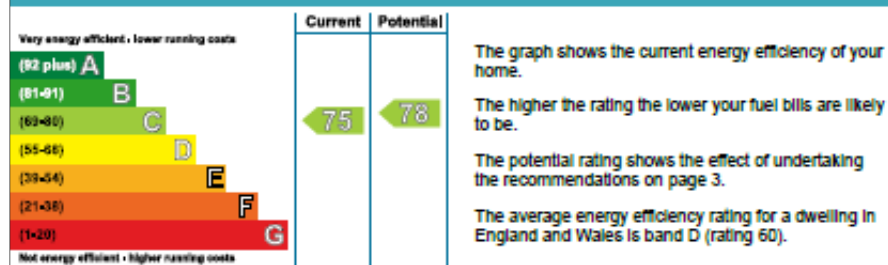
Estimated energy costs of dwelling for 3 years:	£ 6,780
Over 3 years you could save	£ 189

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 627 over 3 years	£ 399 over 3 years	
Heating	£ 5,748 over 3 years	£ 5,787 over 3 years	
Hot Water	£ 405 over 3 years	£ 405 over 3 years	
<b>Totals</b>	<b>£ 6,780</b>	<b>£ 6,591</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£280	£ 189	
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 795	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

### Location

Keepers House is situated in Chilworth, one of Southampton's premier addresses, located just four miles north of Southampton city centre and enjoying attractive leafy avenues and lanes. Its convenience for commuting via the M3 and M27 network, Southampton railway station and airport make it an ideal location and is also within close proximity to Stoneham Golf Club, Southampton Sports Centre and hundreds of acres of mature woodland within Southampton Common.

### Directions

From the Avenue, A33, proceed northerly bearing left at the Chilworth roundabout into Chilworth Road, bearing first left into Pinelands Road. At the junction turn left into Roman Road and Pine Way can be found on the left hand side.



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