



CHARLES POWELL
ESTATE AGENTS

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Landfall
Chilworth

£1,550,000

Agents Comments

Enjoying magnificent grounds of two acres with a sylvan backdrop, this fine family home has great character and stature with accommodation ideally suited to the growing family.



Agents Comments

Chilworth is an exclusive neighbourhood of substantial detached houses on large plots with easy access to the M27, M3 and Parkway railway station.

Landfall Chilworth SO16 7LA

Summary of Features

- Impressive & imposing character family home
- Magnificent grounds of two acres with a stunning outlook backing onto woodland
- Four spacious bedrooms, three with en-suites
- Three large living rooms
- Grand reception hall
- Stylish kitchen/breakfast room
- Garaging for five cars
- Hard surface tennis court

Introduction

Landfall is an imposing detached property of great character and stature with magnificent grounds exceeding two acres that back directly onto woodland. Located in a prime position in Southampton's most exclusive residential area this impressive traditional family home was originally built circa 1930 by Chilworth Estates and is offered for sale with no forward chain. It has been extensively modernised and improved by the current owner who must take great credit for the tasteful decor and high specification throughout whilst notable features include the stylish kitchen/breakfast room and four sumptuous bathrooms that are superbly appointed. Automated gates with an intercom and camera lead to the driveway that allows ample off road parking and turning whilst garaging is provided for five cars. The rear garden has a truly stunning outlook backing directly onto woodland with distant views to the horizon and also benefits from a hard surface tennis court.

Description

Creating a favourable impression when entering the property the grand reception hall is approached through the original entrance door and boasts an ornate fireplace and an oak framed staircase with glass panels. Engineered oak flooring flows through the principal rooms perfectly complemented by impressive oak doors, skirting boards and architraves. The inner hallway leads to a useful deep walk in coats cupboard and cloakroom. Benefitting from a triple aspect the elegant lounge hosts a central slate fireplace and enjoys attractive views of the front, side and rear gardens. Of generous proportions the dining room is a cosy area that is enhanced by a feature fireplace with a log burning stove. An open double doorway leads to the stylish kitchen/breakfast room that has an abundance of quality wall and base units

complemented by granite work surfaces and coloured glass splashbacks. Appliances include a Rangemaster Professional cooker, two dishwashers, Smeg fridge and a microwave oven whilst the large window and glazed door provides an attractive outlook over the rear garden and allows natural light to flood in. The larger than average home office is located off a corridor that has a side entrance door providing a separate access for business visitors. The utility room features wall and base units, a sink, Worcester gas fired boiler, Megaflor water tank and water softener.

When reaching the sizeable landing the enviable proportions of this fine property becomes apparent as a window overlooks the rear garden and oak doors lead to all of the generous bedrooms. A deep walk in linen cupboard and large loft hatch are also provided. The master bedroom has the rare addition of French doors leading to a balcony overlooking the tennis court and is further complemented by a dressing room with fitted wardrobes and an en-suite bathroom. Bedroom two is found at the far side of the house and similarly enjoys a dressing room and an en-suite shower. Bedroom three also boasts an en-suite shower whilst bedroom four is served by a superbly appointed family bathroom. Subject to planning permission it may be feasible to enhance the property and create further accommodation in the large roof space.

Outside

The magnificent grounds of Landfall exceed two acres in size and provide an impressive setting backing directly onto woodland with distant views. Automated wrought iron gates feature a camera and entry phone and the block paviour driveway allows ample off road parking and turning for numerous vehicles. The double garage is found to the left of the house approached via a side lobby with a gardeners WC and an oak framed triple garage is located to the right, both benefitting from electric roller doors.

The rear garden is truly stunning and must be seen to be appreciated! A traditional stone paved patio extends across the width of the house enjoying delightful views and is perfect for al fresco dining. Found behind the double garage a large covered area has two useful store cupboards. Steps lead down to a sundeck with a variety of outbuildings that are ideal for garden machinery. The hard surface tennis court is located towards the right hand boundary and has a high wire fenced surround whilst the remainder of the garden comprises undulating lawns with established shrubs and trees that add a feeling of maturity to this delightful setting.

Agent Notes

This imposing detached family property has double glazing, gas central heating, a security system, CCTV cameras and garaging for five cars. There is electric under floor heating to the kitchen, office and bathrooms.

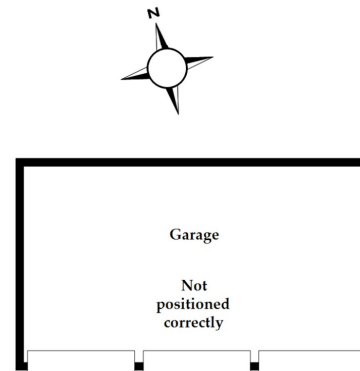
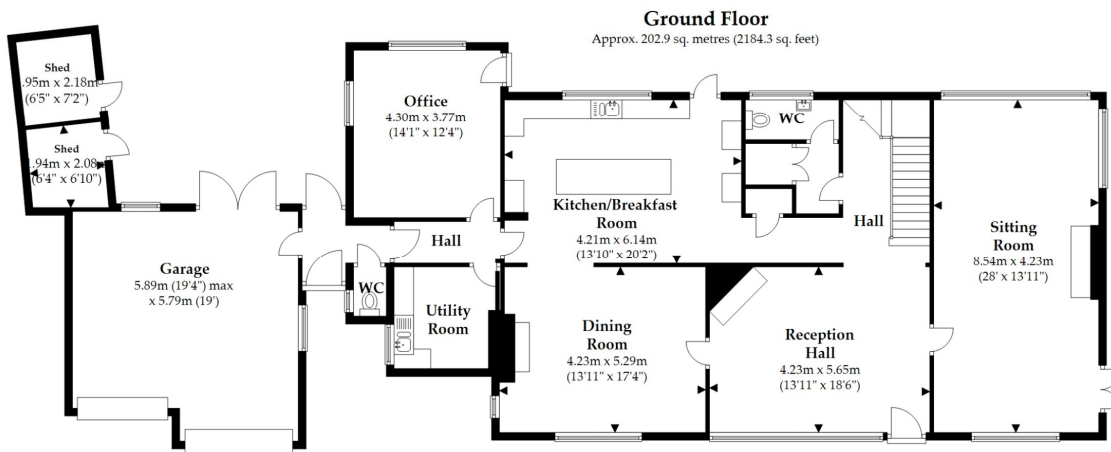
Location

Chilworth is Southampton's premier residential area, with excellent travel links via the M3 and M27 to London and regional towns/cities, and The Parkway railway station provides a fast route to London Waterloo. There are a variety of golf courses nearby that, along with the Sports Centre, Common and village green/community hall, provide recreational facilities. Romsey and Winchester are within comfortable driving distance, whilst the city centre is four miles to the south and has extensive shopping facilities, numerous pleasant parks and the West Quay shopping and entertaining centre.

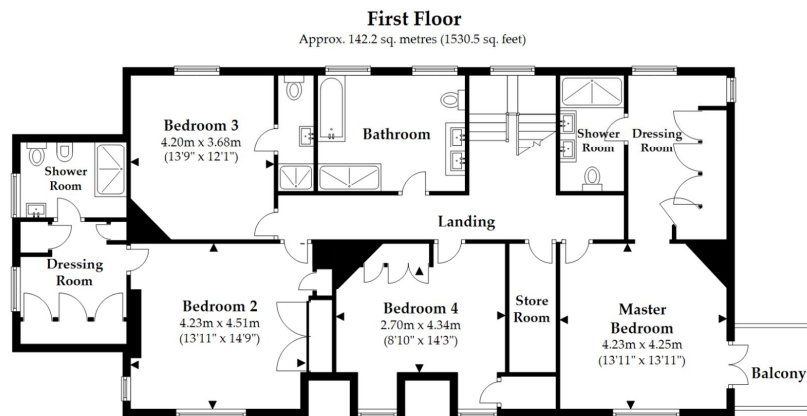
Directions

From the Chilworth roundabout proceed along the A27 towards Romsey. After passing Copse Lane, Landfall will be found on your right identified by our for sale board (post code for Sat Nav purposes is SO16 7LA).

01794 322999

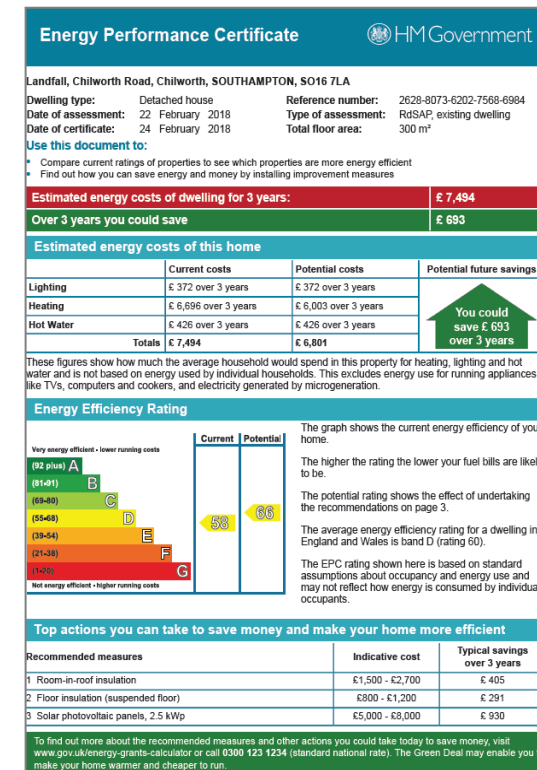


Note: Separate Outbuildings are not included in the total floor area calculations



Total area: approx. 345.1 sq. metres (3714.8 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood



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