



Roman House
Chilworth OIEO £1,400,000



CHARLES POWELL
ESTATE AGENTS

We love the scale and style of Roman House, but also appreciate the privacy of its setting. The amazing size of the house has really given our family a chance to grow as individuals; there is just so much useable space! The main rooms of the house and its terrace are bathed in sunshine at any time of year; we regularly invite small groups of friends, but entertained in style more than 80 guests one summer!

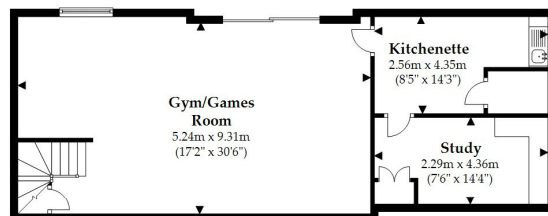


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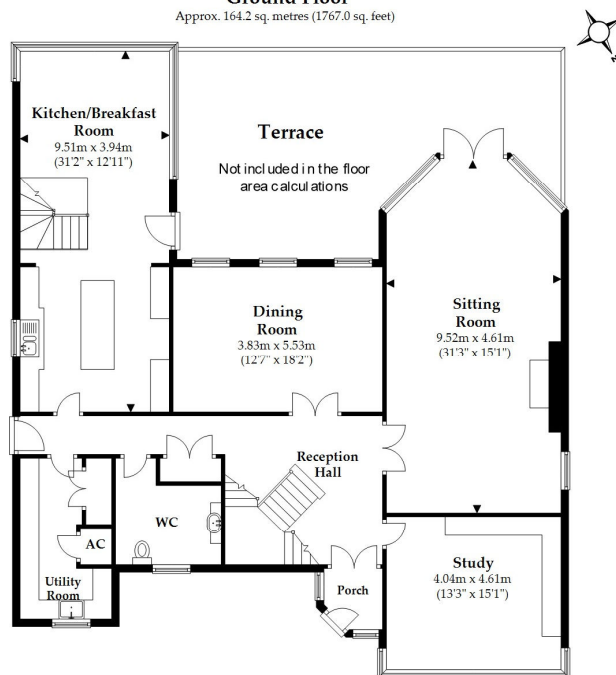


“We are constantly amazed by how rural and secluded the house and garden feel (the birdsong is incredible!) and yet we are so close to every connection possible!”

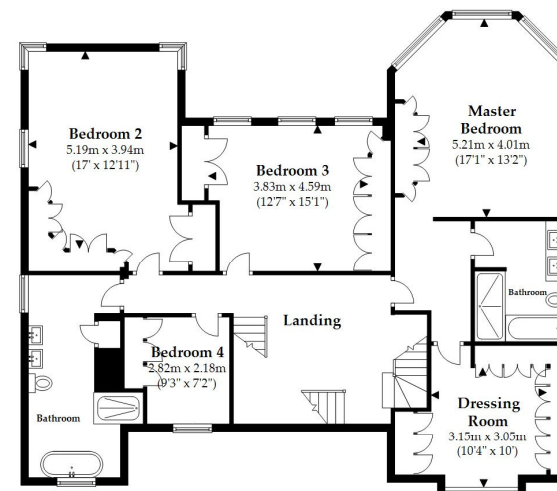
Lower Ground Floor
Approx. 71.0 sq. metres (764.0 sq. feet)



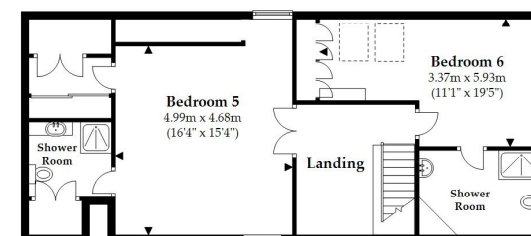
Ground Floor
Approx. 164.2 sq. metres (1767.0 sq. feet)



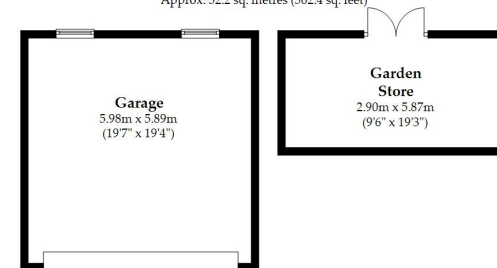
First Floor
Approx. 142.3 sq. metres (1532.0 sq. feet)



Second Floor
Approx. 76.1 sq. metres (818.8 sq. feet)



Outbuilding
Approx. 52.2 sq. metres (562.4 sq. feet)



Total area: approx. 505.8 sq. metres (5444.2 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

Roman House

Chilworth

SO16 7HX

Summary of Features

- ✦ Substantial individually designed luxury residence extending to 6000sqft
- ✦ Stunning elevated views over the golf course
- ✦ Impressive studio/games room with annex potential
- ✦ One of the most sought after addresses in Chilworth
- ✦ Beautifully presented accommodation
- ✦ Generous parking, double garage

Introduction

A most imposing and impressive Chilworth residence extending to 6000sqft of versatile and stylish accommodation arranged over four storeys. Roman House is one of Chilworth's landmark residences having been individually commissioned in 2002 in a contemporary décor with stunning views over its 1/2 acre gardens to the golf course beyond.

The accommodation enjoys many impressive features of beautiful oak finishes and well proportioned rooms including a lower ground floor studio which can easily be utilised as a self contained annex. The interior décor has been delightfully maintained including luxurious sanitary ware to the many bathrooms and the principal living areas feature access to the wonderful south facing sun deck which is an ideal summer entertainment venue enjoying lovely views to the rear.

Discreetly positioned at the end of one of Chilworth's most popular addresses, out of earshot of the motorway network, offering a great deal of privacy and seclusion, Roman House is the perfect family home, with ample space for the largest of families yet ideally located within easy reach of Southampton city centre and its wide array of facilities.

Description

Double Oak doors from the entrance porch open into the grand hallway which features a most elegant Hollywood style oak staircase with an attractive picture

window to the fore. Oak flooring flows through to the principal reception rooms via double doors. The sitting room is exceptional in size, triple in aspect, featuring a stylish stone fireplace with inset gas fire and double doors opening onto the south facing sun terrace which offers excellent summer social flow and elevated views over the garden. A family room provides versatility in its usage and could also serve as a dining room or incorporated into an open plan kitchen living room. The formal study is beautifully equipped with exquisite shelving and storage with a matching traditional desk. The kitchen breakfast room is a spacious living area with a triple aspect and access to the sun terrace, equipped with an extensive range of traditional oak units, a central island and granite worktops. Integrated appliances include a five burner gas range, microwave, dishwasher and fridge freezer. Stairs descend to the studio/games room which hosts sliding doors to the patio and a door to the kitchenette, WC and study.

The first floor hosts four bedrooms, three of which are served by the lovely refitted family bathroom which comprises a freestanding contemporary roll top bath, shower cubicle, twin wash hand basins, touch light mirrors and low level WC.

The master suite is wholly impressive, triple in aspect with fitted wardrobes supplemented by a very large, fully fitted dressing room and luxurious ensuite shower room

The second floor accesses two more bedrooms, both with ensuite shower rooms and one featuring a dressing room.

Outside

The property is approached via double wooden security gates over a block paved driveway fronting the double garage and brick store below. The rear gardens are beautifully landscaped and tiered to provide separate lawned areas with delightful views over the golf course beyond. The patio area is an ideal venue to enjoy the southerly aspect and the gardens are beautifully screened by mature trees and shrubs and are fully dog proofed.

Agents Notes

The property is served by gas central heating with electric underfloor heating to the family bathroom. Fully double glazed with treated wooden windows and new sealed units to the rear, the property is also served by private drainage, features security video entrance and alarm system.

Energy Performance Certificate

46, Hadrian Way, Chilworth, SOUTHAMPTON, SO16 7HX

Dwelling type: Detached house
Date of assessment: 20 December 2017
Date of certificate: 20 December 2017

Reference number: 9546-2830-6626-9023-1915
Type of assessment: RdSAP, existing dwelling
Total floor area: 439 m²

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:

Over 3 years you could save

£ 12,219

£ 210

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 717 over 3 years	£ 450 over 3 years	<div> <p>You could save £ 210 over 3 years</p> </div>
Heating	£ 11,025 over 3 years	£ 11,082 over 3 years	
Hot Water	£ 477 over 3 years	£ 477 over 3 years	
Totals	£ 12,219	£ 12,009	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient • higher running costs

Current	Potential
52	55

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£250	£ 213	
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 906	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Location

Chilworth is Southampton's premier address, 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 Chilworth roundabout proceed along Chilworth Road taking the second left into Heatherlands Road. Continue into Hadrian Way and the property can be found at the end of the close.



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