



The Pines

Chilworth

Guide Price £1,250,000

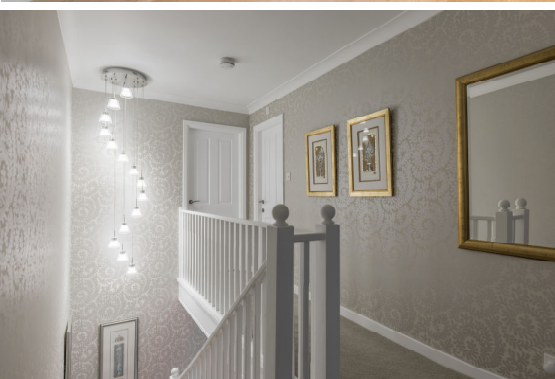


CHARLES POWELL
ESTATE AGENTS

“We particularly enjoy the flow of the downstairs layout - and the orientation allows daylight to flood in.”

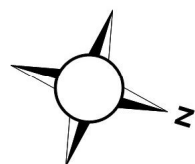


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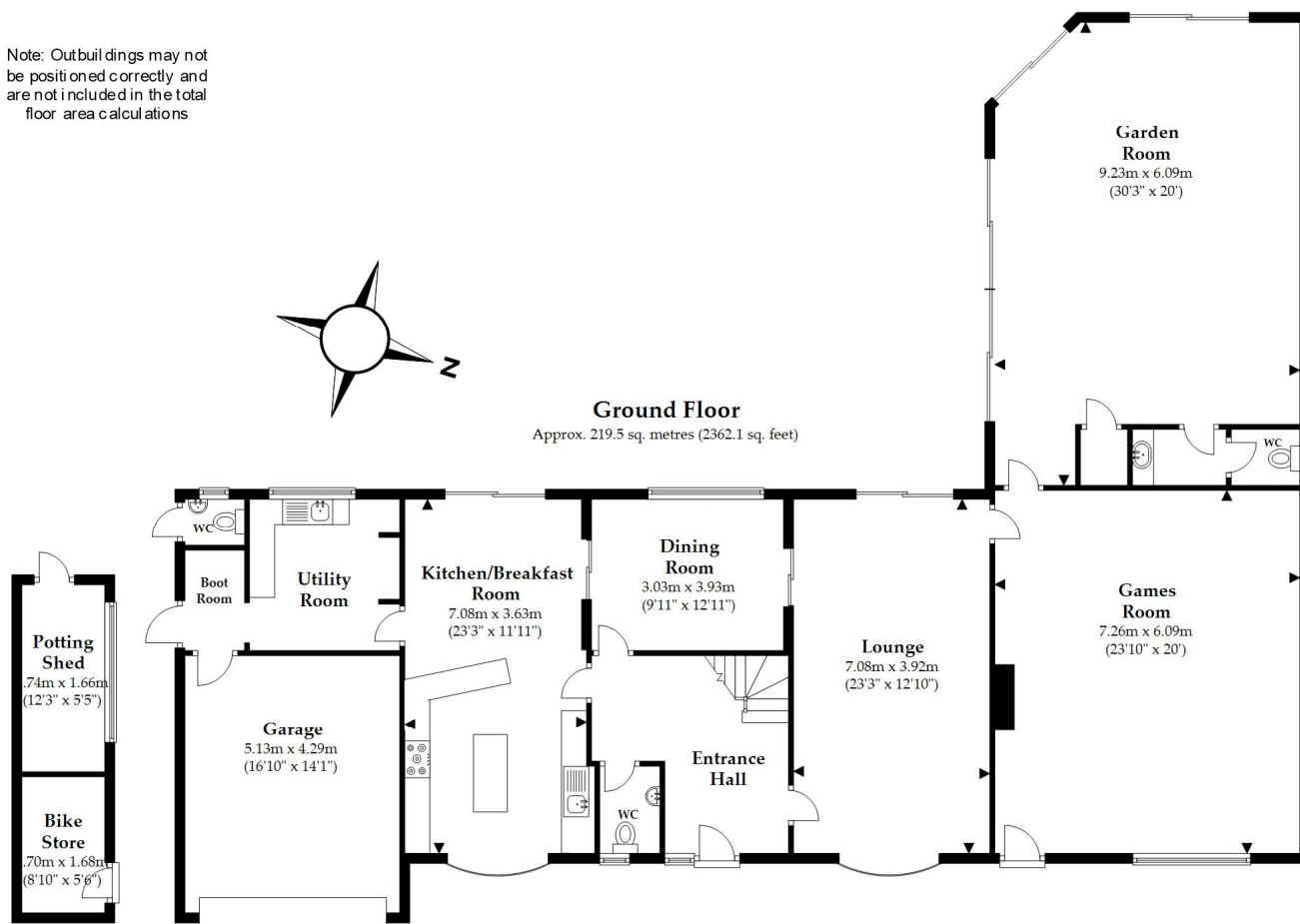
“It's a great home for entertaining, both inside and outdoors, making the most of all the sunshine going.”

Note: Outbuildings may not be positioned correctly and are not included in the total floor area calculations



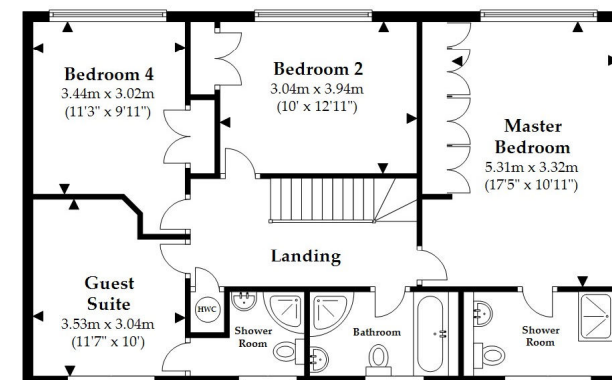
Ground Floor

Approx. 219.5 sq. metres (2362.1 sq. feet)



First Floor

Approx. 82.5 sq. metres (888.5 sq. feet)



Total area: approx. 302.0 sq. metres (3250.6 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

The Pines Chilworth SO16 7LL

Summary of Features

- ✦ Detached neo-Georgian family home
- ✦ Over 3000sqft of flexible accommodation
- ✦ Approximately half-acre plot, with south-westerly aspect to the rear
- ✦ Feature bespoke kitchen
- ✦ Four bedrooms (two with ensembles)
- ✦ Games room and garden room offering annexe potential
- ✦ Beautifully appointed throughout
- ✦ Double garage and ample parking

Introduction

Named after the majestic trees in its front garden, The Pines is a large, individual, architect-designed four-bedroom detached family home enjoying beautifully landscaped gardens of approximately half an acre in a sought-after cul-de-sac in Chilworth. Ideal for entertaining, the property offers approximately 3,300 square feet of highly flexible accommodation, having been sensitively renovated and presented in excellent condition by the current owners. The Pines enjoys an open plan feel, with seamless oak flooring throughout the ground floor of the main house. The property boasts five sets of patio doors and enjoys a southerly and westerly facing rear orientation, ensuring natural light floods in to the principal reception rooms.

A games room houses a full-size snooker table and, if combined with the large garden room, could provide an independent two-bedroom annexe ideal for separable occupancy. The attached double garage is approached via the large driveway that provides off-road parking for several vehicles.

The property offers potential for further extension and alterations to provide larger accommodation, subject to planning permission.

Description

The entrance porch features courtesy lights and an entrance door leading to the spacious reception hall that has oak flooring and a stylish staircase to the first floor, with a striking helix pendant light over the half landing. Doors lead to the principal reception rooms and the cloakroom, which has a modern white suite. The generously-sized lounge enjoys a pleasing front and rear outlook and also provides access to the games room, whilst concealed double doors lead through the dining room that also enjoys views over the rear garden. The contemporary double aspect live-in kitchen features a range of wall and base units and a peninsular unit with a stunning curved granite work surface and coloured glass splashbacks. The sizeable utility and boot rooms also allow access to the double garage and garden.

The landing hosts the airing cupboard and retractable stairs to the large, boarded loft. Overlooking the rear garden, the large master bedroom benefits from an ensuite shower room, and the guest suite also includes a shower room. Two further king-size bedrooms are served by the family bathroom which also has a separate shower cubicle.

The games room has an independent front door and comes complete with a full-size snooker table. A door leads through to the large, south and west-facing garden room that has a cloakroom and lovely views over the garden. Subject to planning permission, these two rooms could be adapted to provide a spacious two-bedroom annexe.

Outside

Approached via ornate wrought iron gates, the driveway, lined with pyramid box trees, provides off-road parking for numerous vehicles and leads to the double garage that benefits from an automated up-and-over door. Laid to lawn, the front garden features mature pine trees and laurel and conifer hedging. The rear garden is an outstanding feature enjoying a particularly high degree of privacy and a south and westerly aspect. There are sun awnings and two large sandstone patio areas, perfect for al fresco dining. The garden is well-stocked with beautiful, mature specimen shrubs and trees, and an ornamental pond. There is also a garden shed, a gardener's toilet and a further outbuilding, currently divided up as a potting shed and bicycle shed. The front and rear elevations benefit from 'warm' security/courtesy downlighting, creating a pleasing scene after dusk.

Agent Notes

The property benefits from double glazing, gas central heating, tasteful décor, off road parking and a double garage, intruder alarm and security lighting.

Energy Performance Certificate



The Pines, Hutwood Road, Chilworth, SOUTHAMPTON, SO16 7LL

Dwelling type: Detached house Reference number: 8309-6015-1629-3397-5983
Date of assessment: 19 January 2018 Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 January 2018 Total floor area: 278 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: £ 4,722

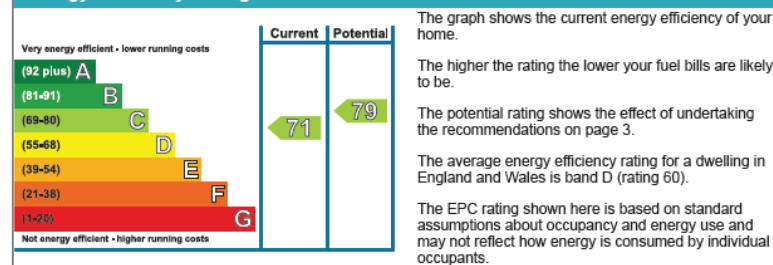
Over 3 years you could save £ 621

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 405 over 3 years	
Heating	£ 3,891 over 3 years	£ 3,270 over 3 years	
Hot Water	£ 426 over 3 years	£ 426 over 3 years	
Totals	£ 4,722	£ 4,101	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 270
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 351
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 930

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 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 entertainment centre.

Directions

Proceed out of the city in a northerly direction to the Chilworth roundabout. Remain in the left-hand lane and bear left onto the A27 signposted towards Romsey. Take the first right onto Birch Road and, at the end, turn left into Hutwood Road. The property is the second on the left.



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