



Keppels
Heatherlands Road | Chilworth | Southampton | Hampshire | SO16 7JD

FINE & COUNTRY

KEPPELS



Nestled within the prestigious location of Chilworth in Southampton is this exceptional five bedroom detached house. Boasting over 3,500 square feet in total on a level circa 0.8 acre plot, this residence is available with no onward chain.



Ground Floor

Upon entering through the welcoming entrance hall, you are greeted by a sense of grandeur. The ground floor unfolds with a generously sized living room, providing an inviting space for relaxation and entertaining. The modern kitchen, complete with a central island, seamlessly connects with a separate utility room for added convenience. The property also boasts a versatile family/dining room, offering flexibility for various activities. To cater to the demands of modern lifestyles, there's a dedicated office space, providing an ideal environment for remote work or personal projects.













SELLER INSIGHT

“Keppels is a spacious, five-bedroom family house with a large garden and triple garage in a beautiful area. It’s close to schools and local amenities and is ideal for a growing family,” say the owners.

“We’ve lived here for 28 years and during that time we have refurbished and redecorated all the bedrooms, kitchen, all three bathrooms, and study which is by Neville Johnson. We have redecorated every room in the house multiple times, most recently all of them just a year ago, and the rooms are in good condition. We installed a new central heating boiler last year, and we have CCTV and an alarm system which adds to the overall sense of privacy and security.”

“The work continued outside too with the addition of a block paved driveway, automated garden gate, and electric charger in the garage for electric vehicles. We installed garden lighting, laid new patios, and have intensely replanted the entire garden which is a truly lovely space that comes into its own in the summer when we use it as an outdoor entertaining area. We have hosted regular summer garden parties, outdoor events, and BBQs for my research group, my wife’s business associates, and family and friends. There’s plenty of space for bouncy castles and a large driveway where our guests can park with ease.”

“It is quiet and private here but we’ve never felt isolated or secluded. We’re close to countryside which is ideal for long scenic strolls and there are some great walking and jogging routes, as well as a very nice local pub. There is a convenient bus route at Chilworth roundabout and it’s easy to walk to the University where I used to work.”

“We tend to spend most of our time in the kitchen/diner as it is large and practical. It’s ideal for day-to-day family life and socialising. I am a classic car enthusiast, so the triple garage has been very useful for me as you can well imagine.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor

Ascending to the first floor, you'll discover five generously sized bedrooms, each designed for comfort and privacy. The principal bedroom features an en-suite. A well-appointed main family bathroom caters to the needs of the household. Additionally, a private balcony overlooks the beautiful rear garden.











Outside

Step outside to the level circa 0.8 acre plot, where a beautifully landscaped rear garden creates a picturesque and peaceful setting. The triple garage (with 3-phase EV charger) and gated driveway not only provide ample parking space but also enhance the security of this exclusive residence.









Services, Utilities & Property Information
 Utilities – Mains gas, electricity, water, and drainage.

Tenure – Freehold.

Property Type – Detached House

Construction Type – Brick construction.

Council Tax – Test Valley Borough Council

Council Tax Band H.

Parking – Triple garage. Six plus cars parking.

Mobile Phone Coverage - 5G mobile signal is available in the area. We advise you to check with your provider.

Internet Connection – FTTC Superfast Fibre Broadband is available in the area. We advise you to check with your provider.

Special Notes – There are covenants on the property – please speak with the agent for further information.

There are trees on the property with Tree Preservation Orders.

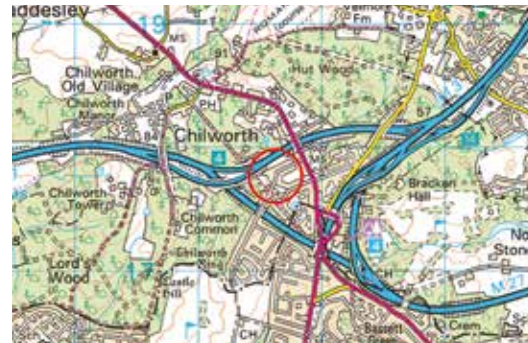
Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

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Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.





GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA: 2977 sq ft, 276 m2
 ADDITIONAL AREAS TOTAL : 574 sq ft, 53 m2

OVERALL TOTALS: 3551 sq ft, 329 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

core	Energy rating	Current	Potential
2+	A		
1-91	B		
8-80	C	72 C	78 C
5-68	D		
3-54	E		
1-38	F		
20	G		



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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



JACK REES
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Prior to starting my long-established career in the property industry, I worked within the banking sector up until 2008, where the values of commitment, collaboration and entrepreneurial spirit were instilled and carried over to my current role. Throughout my 13 years' experience, I have been trusted to sell some of the finest homes on the South Coast and have built a solid foundation of satisfied clients using my specialised skills in the latest digital marketing techniques to expertly maximise exposure for my clients' properties. My occupational pride is abundantly evident, as is my seasoned knowledge of what makes each distinct village, town and city so special.

Originally from Somerset, I moved to Hampshire in 2006 where I now live in Sarisbury Green with my wife and two children.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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