



**Rowe
& Co.**

14 Bracken Hall Bracken Place, Chilworth

Southampton

£550,000

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14 Bracken Hall Bracken Place

Chilworth, Southampton

Offered for sale with no forward chain is this spacious two bedroom, first-floor apartment offering accommodation approaching 1,500 sqft. Set within the original character house that dates from 1913 within mature grounds of eight acres. Accommodation comprises a spacious entrance hall, lounge, dining room, kitchen / breakfast room, balcony, two large bedrooms with en-suite to master and a family bathroom. Outside benefits a gated entrance, courtyard, garage with allocated parking and plenty of visitor spaces.

Location

Chilworth is Southampton's premier residential area, with excellent travel links via the M3 and M27 to London and regional towns/cities. The Parkway railway station provides a fast route to London Waterloo. There are a variety of golf courses nearby that, together 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.

Council Tax band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Attractive Communal Gardens Of Eight Acres
- Garage, Parking & Visitor Spaces
- En-Suite To Master
- Two Large Bedrooms
- Balcony



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Inside

You enter the property into a large entrance hall that has been laid to marble-tile flooring with doors leading to all rooms and two useful storage cupboards. The kitchen/breakfast room is a social space with windows overlooking the courtyard and laid to tile flooring with ample space for a dining table and chairs and a brand new boiler was fitted in February 2024. The kitchen itself is fitted with a range of wall and base level units with cupboards and drawers under. The 18ft lounge has a window to the side aspect and is laid to carpet with a feature fireplace that is a focal point for the room and plenty of space for free standing furniture. An internal window and an opening lead to the marble-tiled dining room which is an exceptional space with doors opening to the sizeable balcony that has attractive southerly views over the grounds. The large Master bedroom has a window to one side and is laid to carpet with fitted wardrobes and a quality en-suite shower room, while the remaining double bedroom has been laid to carpet with a fitted wardrobe and is served by a Sottini bathroom.

Outside / Lease

Approached via automated gates and a 170-yard woodland drive, the stunning mature gardens extend to approximately eight acres and together with the courtyard provide an charming setting. With the added advantage of a garage and parking space with ample visitor's spaces available found in the top left corner where six EV charging points are installed.

Share Of Freehold

Unexpired Years: 102

Annual Ground Rent: £0

Ground Rent Review Period: N/A

Annual Service Charge: £4,800

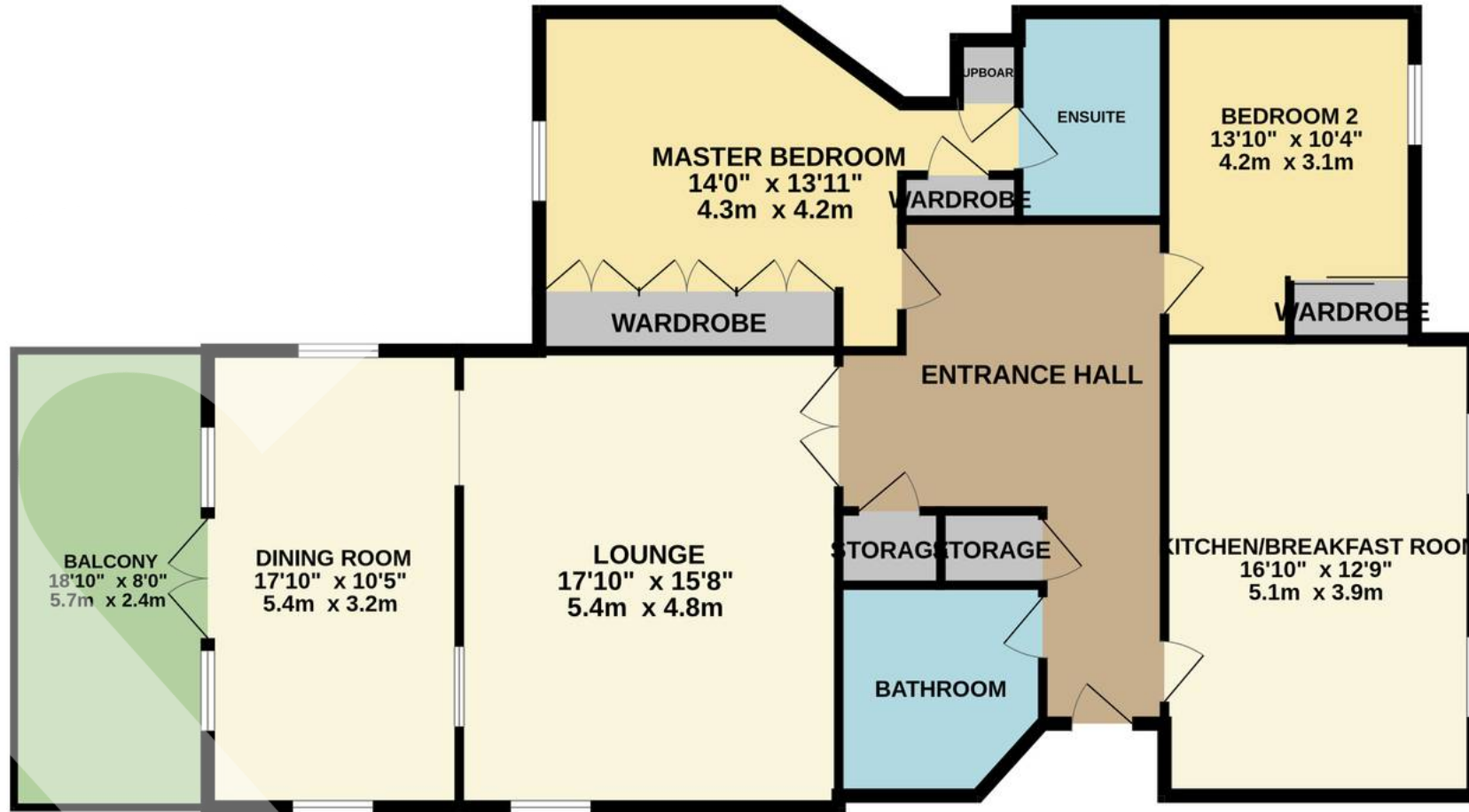


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GROUND FLOOR

1437 sq.ft. (133.5 sq.m.) approx.



TOTAL FLOOR AREA : 1478sq.ft. (137.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING**

(GOTTA BE QUICK!)

