



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





# Pantheon Road, Chandler's Ford, Eastleigh

## Offers In Excess Of £395,000



Experience comfortable and contemporary living in this modern and well-presented 3 bedroom, 2 bathroom family home, thoughtfully designed across two floors for maximum space and functionality.

The welcoming ground floor boasts a generously sized living room, perfect for relaxing or entertaining guests, while a WC adds convenience for residents and visitors. The well-equipped kitchen/diner, featuring built-in appliances and ample storage, is a dream for home-cooking enthusiasts, with doors that lead out to the private patio and garden.

Upstairs you'll find a versatile and well-planned layout that includes three spacious bedrooms. The master bedroom enjoys plenty of natural light and space while the two additional bedrooms are perfect for family members, guests, or as home office spaces. The first floor also includes a modern family bathroom. There is further storage in the fully boarded loft which is accessible by stowaway ladder.

A sizeable garage further enhances the home's practicality offering plenty of room for parking, use as a workshop, or additional storage.

The property is ideally situated in a highly sought-after area, with all the amenities you could need just a short distance away. Families will appreciate the proximity to top rated schools such as Scantabout, Thornden and Toynbee, offering quality education for children. For your grocery shopping, Waitrose & Partners supermarket is situated within one mile making it easy to stock up on your essentials.

With its blend of modern comfort, versatility, and an unbeatable location, this charming home offers the perfect combination of style and practicality, making it the ideal place to call home.

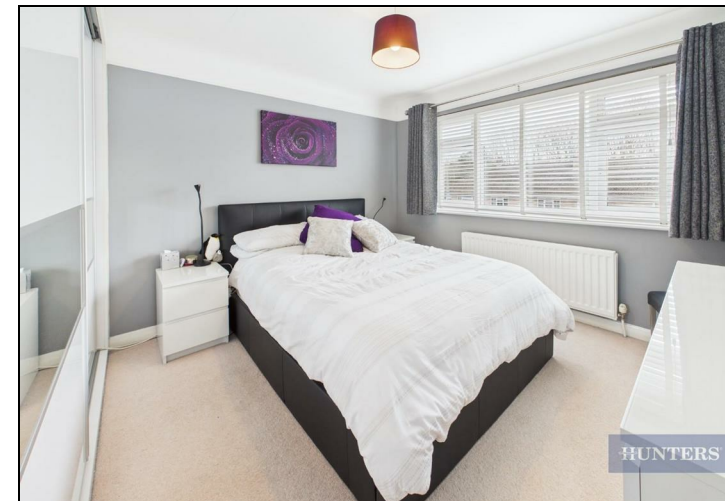
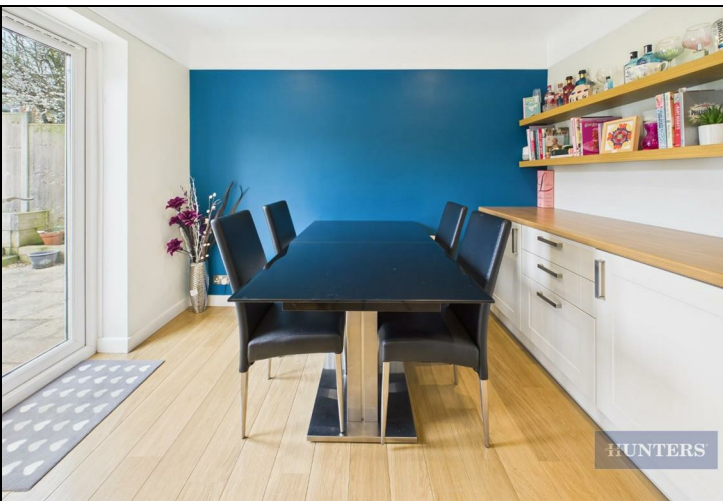
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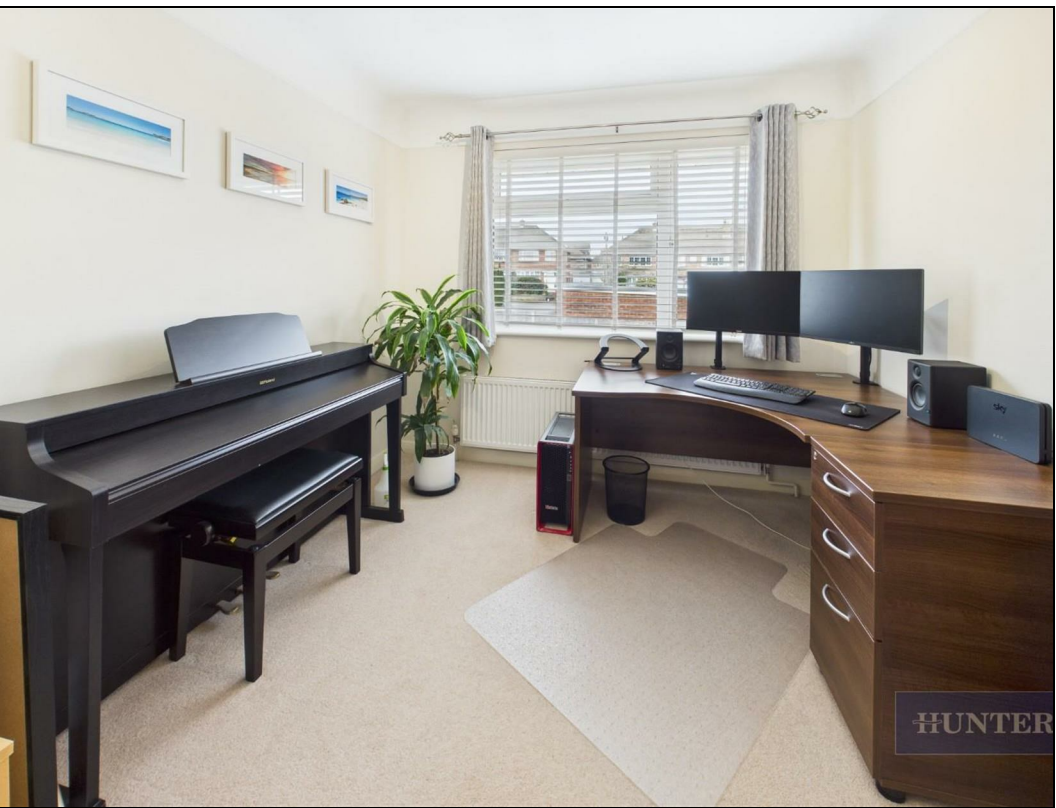


## KEY FEATURES

- End of Terrace
- Three Bedrooms
- Family Home
  - Garage
  - Driveway
- Family Bathroom and W/C
- Kitchen/Diner
- Rear Garden
- Ample Storage
- Thornden & Scantabout School Catchment







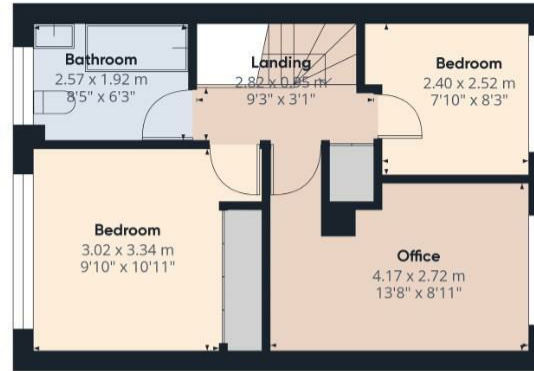




**Ground Floor** Building 1



**Ground Floor** Building 2



**Floor 1** Building 1

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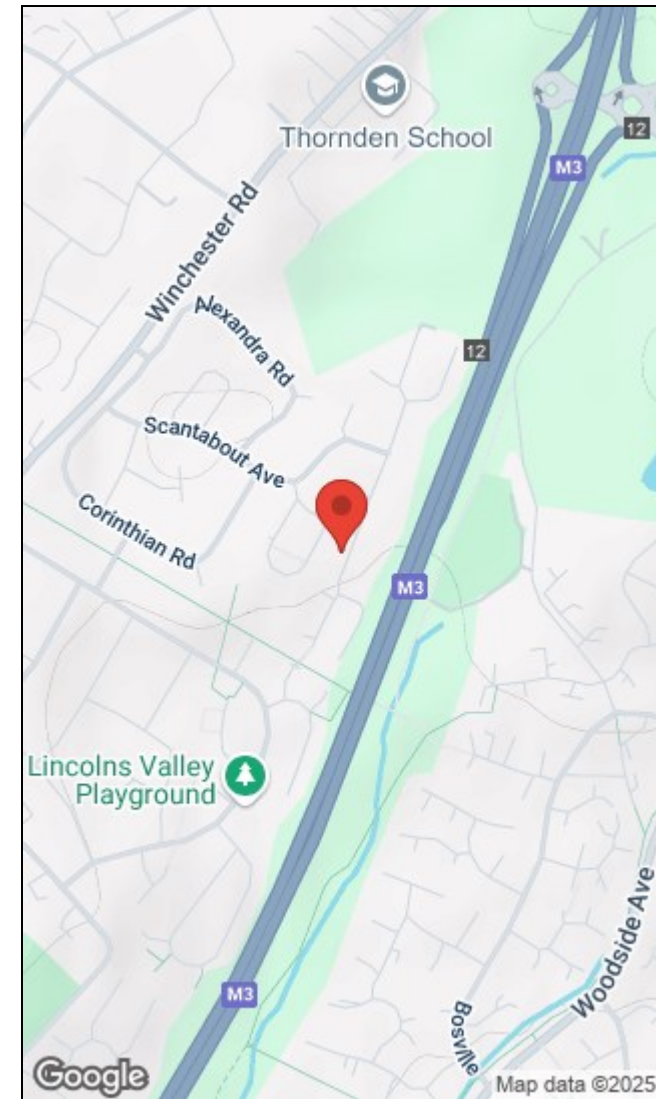
Approximate total area<sup>(1)</sup>  
96.63 m<sup>2</sup>  
1040.1 ft<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 30 standard.

GIRAFFE360



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	76	89	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		

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