





A magnificent character home constructed Circa 1910, lovingly restored to its former glory by the current owner. The prestigious family home is a piece of Chandlers Ford history with accommodation on a grand scale providing fabulous, spacious well proportioned rooms highlighted by a 16'9" x 12'10" reception hall, 18'6" x 14'5" sitting room, 29'2" x 13'5" kitchen/dining room, 17'9" x 14'5" main bedroom and 3 further double bedrooms. This classic, elegant home provides some stunning features such as 10' high ceilings, panel doors throughout, sash windows, under floor heating to the ground floor and 2 sets of bi-fold doors from the kitchen to a south facing garden. The accommodation overall extends to approximately 2250 sqft with the overall plot extending to approximately 0.2 of an acre. Kingsway is a highly desirable road within the heart of Hiltingbury and within easy reach of the centre of Chandlers Ford, Junction 12 of the M3 and Thornden School.

**ACCOMMODATION****Ground Floor**

Open Porch:

Entrance Hall: 16'9" x 12'10" (5.11m x 3.91m) Stairs to first floor, storage cupboard, wooden floor.

Cloakroom: Traditional white suite with chrome fitments comprising wash basin, wc, under stairs cupboard, wooden floor.

Sitting Room: 18'6" x 14'5" (5.64m x 4.39m) Bay window, double doors to outside.

Kitchen/Dining Room: 29'2" x 13'5" (8.89m x 4.09m) Wooden floor throughout and 2 sets of bi-fold doors to rear garden, fireplace. The kitchen is fitted with a range of Grey Shaker style units with granite worktops, island unit incorporating double butler sink and dishwasher, space for range style oven with extractor hood over, integrated fridge.

Utility Room: Range of cupboards, space and plumbing for appliances, boiler.

**First Floor**

Landing: Stairs to second floor with cupboard under.

Bedroom 1: 17'9" x 14'5" (5.41m x 4.39m)

En-Suite: 13'5" x 4'9" (4.09m x 1.45m) Traditional re-fitted white suite with chrome fitments comprising full width walk in shower area with glazed screen, wash basin with cupboard under, wc, tiled floor with underfloor heating.

Bedroom 3: 13'3" x 12'6" (4.04m x 3.81m)

Bedroom 4: 13'10" x 10'5" (4.22m x 3.18m)

Bathroom: 13'3" x 5' (4.04m x 1.52m) Traditional re-fitted white suite with chrome fitments comprising bath with mixer

tap and shower attachment, wash basin, wc, tiled floor with under floor heating.

**Second Floor**

Bedroom 2: 19'5" x 18'1" (5.92m x 5.51m) Built in wardrobe, door to loft space.

**OUTSIDE**

Front: Large gravel driveway affording parking for several vehicles and turning area, planted borders and original street light.

Rear Garden: Adjoining the rear of the property is a paved terrace ideal for outside entertaining leading onto a good sized lawn enclosed by planted borders, hedging and fencing. The garden also enjoys a southerly aspect.

**OTHER INFORMATION**

Tenure: Freehold

Approximate Age: Circa 1910

Approximate Area: 2250sqft/209sqm

Sellers Position: No forward chain

Heating: Gas central heating

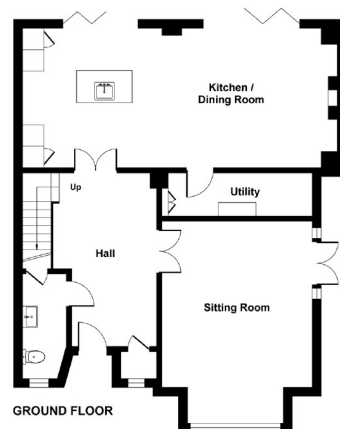
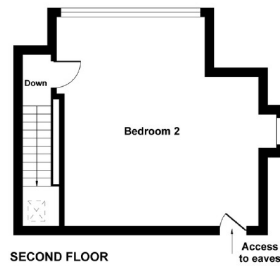
Windows: UPVC double glazing

Infant/Junior School: Chandlers Ford Infant School/Merdon Junior School

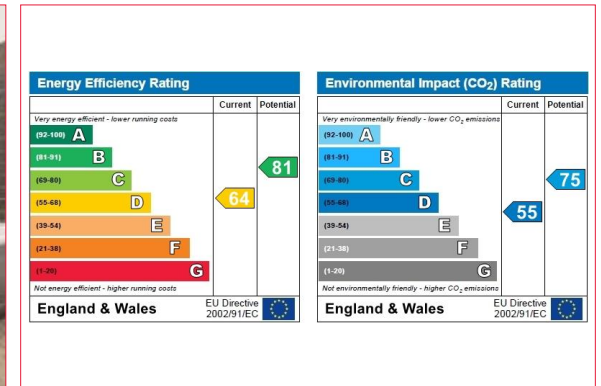
Secondary School: Thornden Secondary School

Local Council: Eastleigh Borough Council - 02380 688000

Council Tax: Band E - £2122.81 20/21



Ground Floor = 937 sq ft / 87 sq m  
 First Floor = 894 sq ft / 83 sq m  
 Second Floor = 395 sq ft / 37 sq m  
 Total = 2226 sq ft / 207 sq m  
 For identification only - Not to scale



RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020.  
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