



6 Chestnut Rise, Droxford - SO32 3NY
Guide Price £725,000 - £750,000

WHITE & GUARD

6 Chestnut Rise

Droxford, Southampton

INTRODUCTION

Occupying an enviable position on a secluded wrap around plot extending to approximately 0.2 acres within one of Droxford's Village most desirable locations, this substantial five-bedroom detached family home extends to approximately 2,400 sq ft and enjoys mature, private gardens together with far-reaching views across the surrounding village countryside. Offering a detached double garage and available for sale with no forward chain, this extensive home provides a wealth of flexible living accommodation and early viewings are highly recommended.

LOCATION

The property is situated within the pretty village of Droxford and is only a two-minute stroll from the beautiful chalk stream and the River Meon. The village is also surrounded by wonderful countryside, many lovely walks and has a network of bridleways. Droxford also boasts a range of amenities including a post office, two garages, its own junior school, two pubs, a village store and village hall. The pretty market towns of Bishops Waltham and Wickham are also close by, with the Cathedral City of Winchester and Southampton Airport also benefitting from being just under half an hour away, with all main motorway access routes also being within easy reach for direct access to Portsmouth, Southampton, Winchester, Chichester, Guildford and London.

- NO FORWARD CHAIN
- SUBSTANTIAL FIVE-BEDROOM DETACHED FAMILY HOME
- APPROX. 2,400 SQ FT OF ACCOMMODATION
- SECLUDED WRAP-AROUND PLOT OF APPROXIMATELY 0.2 ACRES
- SOUGHT-AFTER VILLAGE LOCATION
- EXTENSIVE DRIVEWAY WITH AMPLE OFF-ROAD PARKING
- DETACHED DOUBLE GARAGE WITH ELECTRIC ROLLER DOORS





INSIDE

The welcoming entrance hall provides access to all principal ground floor accommodation together with a cloakroom/WC and staircase rising to the first floor. At the heart of the home is an impressive dual aspect sitting room extending to over 21ft in length, centred around an attractive stone fireplace housing a wood-burning stove, creating an ideal focal point for everyday family living. Sliding doors draw the eye towards the mature rear garden and leads through to an adjoining conservatory, which provides a great additional reception space from which to enjoy the gardens. The kitchen/breakfast room has been fitted with a range of shaker-style wall and base units complemented by generous work surfaces and ample space for informal dining. A separate utility room offers further storage together with external access, whilst adjoining the kitchen are both a formal dining room and an additional family room, providing superb flexibility for modern family life.

The first floor continues to impress with five well-proportioned bedrooms. The principal suite enjoys elevated views across the village and countryside beyond and benefits from a contemporary en-suite shower room. Four further bedrooms are served by a spacious family bathroom, with the fifth bedroom offering an ideal nursery, home office or dressing room depending upon individual requirements.

OUTSIDE

Externally, the property occupies a generous and established plot approached via a substantial driveway providing off-road parking for numerous vehicles whilst leading to a detached double garage with twin electric roller doors.

The rear gardens are undoubtedly one of the property's standout features and enjoys an excellent degree of privacy, they are predominantly laid to lawn and interspersed with an abundance of mature trees, flowering borders and established shrubs creating colour and interest throughout the year. A paved terrace immediately adjoining the house provides the perfect setting for al fresco dining and entertaining, whilst the elevated position affords delightful far-reaching views over the rooftops of Droxford village towards the surrounding countryside.



SERVICES

Water, electricity, Oil heating system and private drainage are connected.
Please note that none of the services or appliances have been tested by White & Guard.

Broadband: Fibre to the Cabinet Broadband Up to 15 Mbps upload speed
Up to 76 Mbps download speed. This is based on information provided by Openreach.

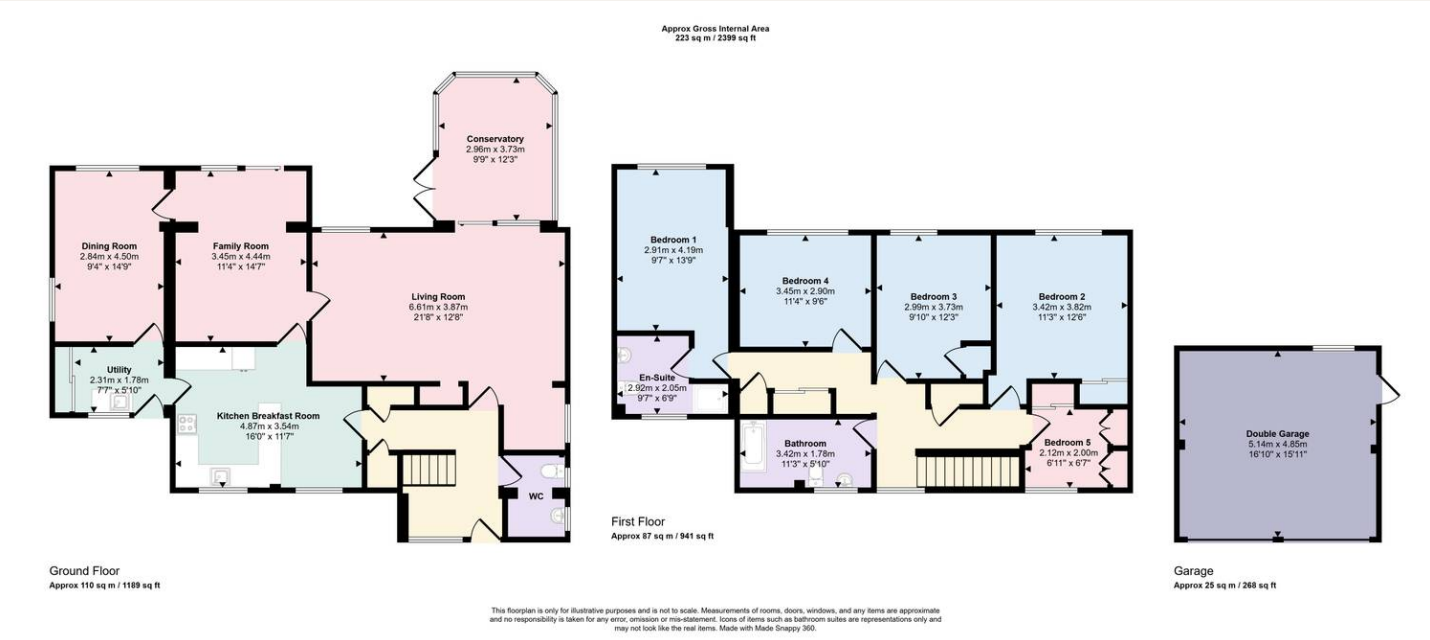
- EPC RATING D
- FREEHOLD
- WINCHESTER COUNCIL BAND G

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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