



ESTABLISHED 1900

Leycroft, Chilworth Old Village, Chilworth, Southampton, SO16 7JP

Country & Individual Homes



Leycroft
Chilworth Old Village
Chilworth
Southampton
Hampshire
SO16 7JP

3 bedrooms Freehold

Nestled on an established plot of just over one half of an acre, this detached family home occupies a superb position within Chilworth Old Village. The property has been comprehensively extended and offers spacious and adaptable accommodation.



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DESCRIPTION:

The ground floor accommodation is extensive and offers multiple reception rooms, re-fitted kitchen, two separate utility rooms as well as a detached garage. On the first floor can be found three double bedrooms as well as a re-fitted family bathroom. Externally the property continues to impress with significance frontage offering a good degree of privacy being set well back from the road as well as parking for multiple vehicles. The property has the benefit of being offered for sale with no forward chain. Due to the combination of features early viewings are recommended.

LOCATION:

Chilworth is an exclusive premier residential position within easy reach of Southampton City Centre, Romsey and Winchester. Rail links to London and Southampton International Airport are both within comfortable travelling distance as are the M27 and M3 Motorway links connecting with all of the Solents South Coastal Regions.

ENTRANCE HALL:

Entrance door. Two double glazed windows with a dual aspect. Under stairs storage cupboard. Stairs rising to first floor landing. Radiator.

SITTING ROOM:

Double glazed window to front elevation. Patio double glazed doors to rear elevation offering a dual aspect. Smooth plastered and coved ceiling. Wall light points. Feature brick fireplace with tiled hearth and open fire. Two radiators.



DINING ROOM:

Dual aspect with double glazed windows to both front and side elevation. Smooth plastered and coved ceiling. Radiator.

KITCHEN:

Re-fitted range of eye and base level units to include a one and a half bowl single drainer sink unit with mixer tap fitting. Built-in oven with gas hob and extractor hood over. Built-in microwave and breakfast bar. Integrated dishwasher. Tiled flooring. Textured ceiling with spotlights. Tiled splash backs to worktop surfaces.

RECEPTION ROOM:

Dual aspect with double glazed windows to front and side elevation. Double glazed door leading to side elevation. Smooth plastered and coved ceiling. Radiator.

RECEPTION ROOM:

Dual aspect with double glazed windows to both side and rear elevation. Pedestal wash hand basin with tiled splash back. Radiator. Smooth plastered and coved ceiling.

UTILITY ROOM:

Suitable space and plumbing for automatic washing machine. Hand basin. Obscure double glazed window. Wall mounted central heating boiler. Double glazed door leading to rear garden.

DOWNSTAIRS CLOAKROOM:

Low level w.c. and pedestal wash hand basin. Obscure double glazed window.

SECOND UTILITY ROOM:

Built-in storage units. Smooth plastered ceiling. Tiled flooring. Door to front elevation. Double glazed window and double glazed door to side elevation. Radiator.

DOWNSTAIRS CLOAKROOM:

Low level w.c. and fitted hand basin. Extractor fan.

RECEPTION ROOM:

Double glazed window. Parquet flooring. Smooth plastered ceiling. Radiator.

WORKSHOP:

Obscure double glazed door to side elevation. Double glazed window to rear elevation. Smooth plastered ceiling with fluorescent strip lighting. Fitted bench and shelving. Radiator.

FIRST FLOOR LANDING:

Access to roof space. Smooth plastered ceiling.

BEDROOM ONE:

Dual aspect with two double glazed windows. Built-in range of bedroom furniture to include wardrobes and dresser. Radiator. Smooth plastered ceiling.



“Delightfully positioned on a substantial plot in the popular location of Chilworth Old Village”

BEDROOM TWO:

Dual aspect. Two double glazed windows. Radiator. Hand basin.

BEDROOM THREE:

Double glazed window. Radiator. Smooth plastered ceiling. Airing cupboard housing hot water tank. Built-in storage cupboard.

BATHROOM:

Fitted four piece suite comprising: panelled bath with shower over, low level w.c., bidet and pedestal wash hand basin. Double glazed window. Partly tiled wall surfaces. Tiled flooring. Smooth plastered ceiling. Recessed lighting.

OUTSIDE:

The front of the property is approached via a five bar gate with mature plantings to the perimeter offering a good degree of privacy. There is an extensive driveway with turning circle. A huge range of mature shrubs and trees providing good privacy. Side pedestrian access to the rear garden. Outside lighting.

GARAGE:

With up and over door to front elevation and courtesy door leading to utility. Power and light available.

The rear garden is predominantly laid to lawn again with a wide range of established shrubs and trees providing a good degree of privacy and an impressive willow tree. The gardens also have the advantage of fence enclosures.

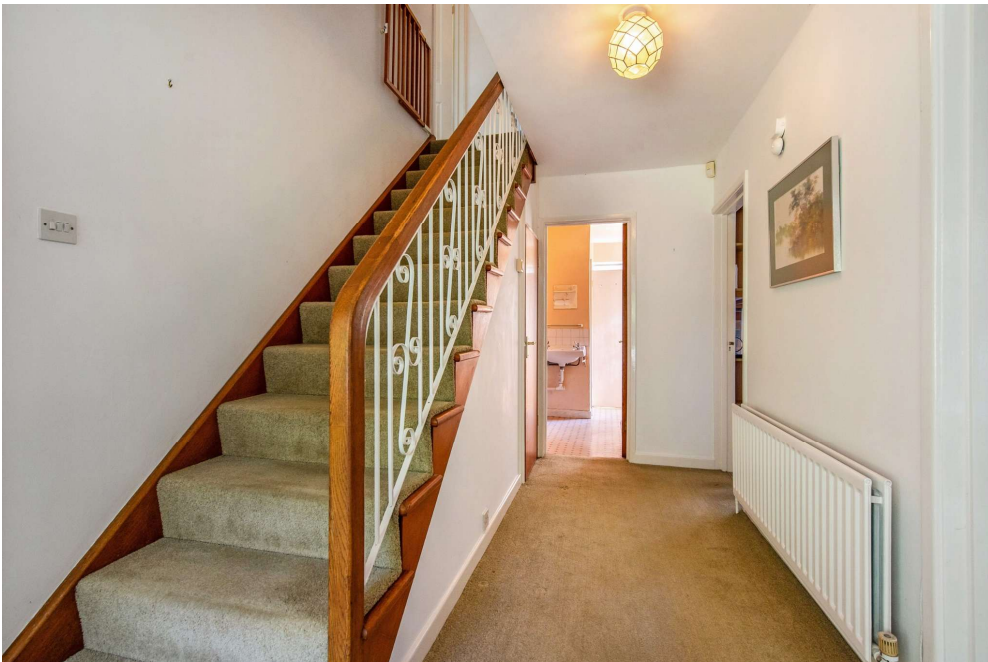
AGENTS NOTE:

The property has the advantage of both photovoltaic and water solar panels.

DIRECTIONS:

From the Chilworth roundabout take the exit into Chilworth Road and after proceeding for some distance and after passing the Chilworth Arms Public House the turning for Chilworth Old Village can be found on the left hand side and the property can be found on the right hand side.

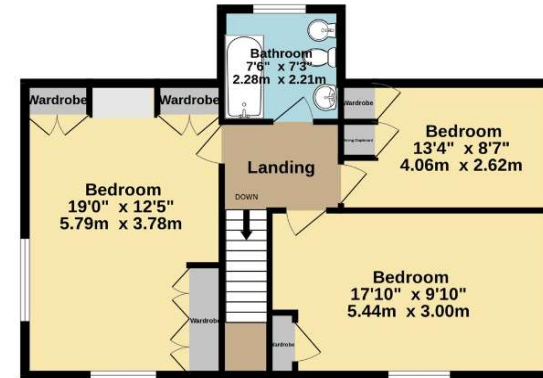




Ground Floor
1443 sq.ft. (134.1 sq.m.) approx.



1st Floor
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 2101 sq.ft. (195.2 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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Services

Mains gas, water, electricity and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

Council Tax

Southampton City Council
BAND: G
CHARGE: £3,969.13
YEAR: 2026/2027

Reference

S8957/LT/090726/D1

Viewings are by prior appointment with Pearsons Southampton – call 023 8023 3288.

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*Pearsons Estate Agents, Pearsons 58-60 London Road, Southampton, SO15 2AH
023 8023 3288 southampton@pearsons.com www.countryandindividualhomes.com*