











A wonderful five bedroom detached family home benefitting a double garage, south westerly facing rear garden, ground floor study and large sitting room leading onto the dining room.

£598,000

South Westerly Facing Rear Garden
Five Bedrooms
Ground Floor Study
Corner Plot
Knightwood School Catchment Area
St Francis School Catchment Area
No Chain
Quiet Location
Walled Garden
Overlooking The Green

ENTRANCE HALL

Door to the W/C, kitchen/breakfast room, study, sitting room and dining room. Stairs to the first floor, window and door to the front.

CLOAKROOM

Low level W/C and wash hand basin.

SITTING ROOM 14' 2" x 12' 7" (4.32m x 3.84m)

Window to the front aspect, open to the dining room, gas fireplace with a modern surround.

DINING ROOM 11' 8" x 10' 10" (3.56m x 3.3m)

Sliding door to the rear garden, open to the sitting room and door to the kitchen.

STUDY 7' 10" x 7' 7" (2.39m x 2.31m)

Window to the rear aspect.

KITCHEN/BREAKFAST ROOM 18' 2" x 10' 10" (5.54m x 3.3m)

A range of eye and base level units with breakfast bar, space for a range of appliances, sliding door to the rear garden, pantry cupboard, space for a breakfast table and access to the utility room.

UTILITY ROOM 8' 2" x 5' (2.49m x 1.52m)

A range of units, wall hung boiler, sink and a space for appliances, door to the side aspect.

LANDING

Cupboard housing the water cylinder, loft access hatch and doors to all first floor rooms.

MASTER BEDROOM 12' 11" x 12' 8" (3.94m x 3.86m)

Window to the front aspect, built in wardrobe, door to the en-suite.

EN-SUITE

Window to the front aspect, low level W/C, wash hand basin and shower unit.

BEDROOM TWO 12' 1" x 9' 10" (3.68m x 3m)

Window to the rear aspect, built in wardrobe.

BEDROOM THREE 10' x 8' 9" (3.05m x 2.67m)

Window to the rear aspect.

BEDROOM FOUR 9' 11" x 8' 7" (3.02m x 2.62m)

Window to the front aspect.

BEDROOM FIVE 8' 9" x 8' 7" (2.67m x 2.62m)

Window to the rear aspect.

BATHROOM

Window to the side aspect, low level W/C, wash hand basin and a panel enclosed bath with shower over.

OUTSIDE

To the front the property benefits a large driveway with access to the double garage and entrance. The rear south westerly facing garden is laid to law n with a decked area and shrub borders.

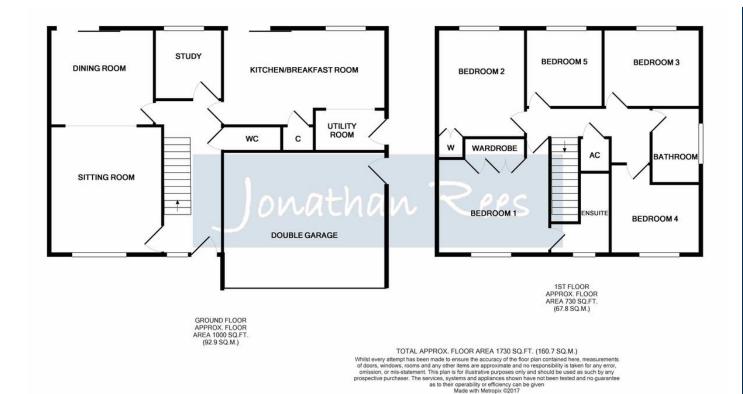
GARAGE

Up and over doors with lights and power.









Key Information

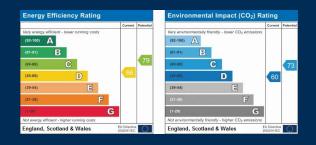
LOCAL SCHOOL CATCHMENTS

Knightwood Primary School St Francis Primary School Toynbee Secondary School

LOCAL AUTHORITY INFORMATION

Test Valley Borough Council Band 'G'

EPC RATING D/66



IMPORTANT NOTICE

These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.

Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.

All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

100 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

t: 023 8027 6500

e: sales@jonathanrees.com







