



Jonathan Rees
property services



BARN PIECE, KNIGHTWOOD PARK, CHANDLER'S FORD, SO53 4HP

£310,000

Lovingly modernised to an exceptional standard by the current owners, this three bedroom home in Knightwood overlooking woodland and nestled in a quiet cul-de-sac would make an ideal family home whilst situated in the popular Thornden Catchment School area.

- Downstairs Cloakroom
- Three Bedrooms
- Double Glazing
- Kitchen/Dining Room
- Three Parking Spaces
- Gas Central Heating
- Conservatory
- Thornden Catchment
- Modernised Throughout



ENTRANCE PORCH

Front door, doors to cloakroom and sitting room, stairs to first floor, shoe storage cupboard.

CLOAKROOM

Double glazed window to front aspect, modern WC and wash hand basin, radiator.

LIVING ROOM

14' 11" x 12' 6" (4.55m x 3.81m)

Double glazed bay window to side aspect, glazed French doors to kitchen/dining room, two radiators, telephone point, TV point.

KITCHEN/DINING ROOM

15' 8" x 11' 0" (4.78m x 3.35m) max

Double glazed window to front aspect, a range of contemporary eye and base fitted solid oak units under a walnut effect roll edge work surface with courtesy lighting, built in tumble dryer, washing machine, dishwasher, fridge/freezer, microwave, double oven and induction hob with cooker hood above, wall mounted 'Worcester' boiler, 1½ white ceramic sink with drainer and mixer tap, tiled to principle areas in natural stone, wood effect laminate flooring, room for dining table and chairs, telephone point, French doors and further door to conservatory, understairs storage cupboard, modern chrome radiator.

CONSERVATORY

Double glazed windows overlooking the rear garden, TV point, wood effect laminate flooring with underfloor heating, modern wall mounted radiator, double glazed French doors to rear garden.

LANDING

Double glazed window to front aspect, loft access hatch with pull down ladder, light and power, mostly boarded, airing cupboard housing 'Gledhill' cylinder and slatted shelves.

MASTER BEDROOM

11' 3" x 9' 1" (3.43m x 2.77m)

Double glazed window to side aspect, TV point, 'Hammonds' fitted wardrobes and bedside units, radiator.

BEDROOM TWO

12' 0" x 8' 0" (3.66m x 2.44m)

Double glazed window to side aspect, TV point, radiator.

BEDROOM THREE

7' 7" x 7' 5" (2.31m x 2.26m)

Double glazed window to side aspect, radiator, over stairs cupboard hanging and shelf space, TV point.

BATHROOM

Double glazed window to side aspect, three piece suite comprising of panelled enclosed bath with shower over, WC and wash hand basin, fully tiled walls and floor in limestone.

OUTSIDE

To the front of the property there is a well established shrub border, path leading to front door, outside light, gate leading to the rear garden and three parking spaces. To the rear there is a raised deck, astro turf area, fully enclosed with timber panelled fencing.

LOCAL SCHOOLS INFORMATION

Infant/Junior: Knightwood Primary School
Secondary: Thornden School

LOCAL AUTHORITY INFORMATION

Test Valley Borough Council
Tax Band 'D'

EPC RATING

To be confirmed.

EPC AND FLOORPLAN TO FOLLOW

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.



www.jonathanrees.com
100 Winchester Road, Chandler's Ford, Hampshire SO53 2GJ

t: 023 8027 6500
e: sales@jonathanrees.com

