



Jonathan Rees



## Nichol Road, Chandler's Ford, SO53 5AY

- Beautiful Detached Home
- Contemporary Living Style
- Four/Five Bedroom
- Two En-Suites
- 1/4 of an Acre
- Stunning Hallway with Oak Staircase
- Landscaped West Facing Rear Garden
- Multiple Off Road Parking
- Hiltingbury & Thornden School Catchments

A magnificent and beautifully presented 4/5 bedrooms detached family home occupying approximately 1/4 of an acre plot in Hiltingbury. Designed and built to a very high specification by the current owners in 2009, the home offers a modern/contemporary style of living with majority of the home having under floor heating. The accommodation is well proportioned over two floors, amazing and impressive entrance hall with oak staircase and high gallery landing. On the ground floor there is a stunning kitchen/dining room measuring approximately 31'x 14' with doors opening out onto an amazing landscaped rear garden, guest bedroom with en-suite and large study/bedroom five. The first floor comprises of master bedroom with high vaulted ceilings and en-suite, two further spacious double bedrooms

and family bathroom. This wonderful home is well placed in Hiltingbury and within walking distance to a range of shops on Hiltingbury Road, Hiltingbury Infant/Junior School and Thornden Secondary School.

### **ENTRANCE HALL**

*13' 7" x 10' 7" (4.14m x 3.23m)* Stunning entrance with oak staircase to first floor. Personal door to garage.

### **CLOAKROOM**

Vanity wash hand basin and WC. Obscured window to the front.

### **SITTING ROOM**

*20' 5" x 14' 10" (6.22m x 4.52m)* Feature fireplace with log burner. Patio doors and windows to rear garden.

### **KITCHEN/BREAKFAST ROOM**

*14' 10" x 10' 7" (4.52m x 3.23m)* Well designed kitchen comprising of a one and half bowl sink unit with mixer taps, induction hob with hood over, intergrated dishwasher and space for American style fridge/freezer. Built in double eye height oven. Range of wall and base units with marble effect work tops and breakfast bar. Concealed lighting surround.

### **DINING/FAMILY ROOM**

*20' 5" x 9' 5" (6.22m x 2.87m)* Light and airy with two patio doors to rear.

### **BEDROOM FOUR**

*16' 3" x 12' 3" (4.95m x 3.73m)* Ideal as a guest bedroom with window to the rear garden and door to:

### **ENSUITE**

Italian style finish wet room which comprises of vanity wash hand basin, low level WC, heated towel rail.

### **BEDROOM FIVE/STUDY**

*13' 8" x 9' 5" (4.17m x 2.87m)* Window to front aspect.

### **GALLERIED LANDING**

Access to loft space which is partly boarded, with light and ladder. Eaves cupboard.

### **BEDROOM ONE**

*17' 8" x 15' 1" (5.38m x 4.6m)* High vaulted ceiling with twin Velux windows and window overlooking the rear aspect.

### **ENSUITE**

Modern suite comprising bath with rain shower and screen, vanity wash hand basin and low level WC, tiled to principle areas.

### **BEDROOM TWO**

*27' 9" x 13' 6" at widest points (8.46m x 4.11m)* Fantastic size and perfect for teenagers and lends itself to have a living/study area. Built in bedroom furniture, dual aspect windows to the front and rear.

### BEDROOM THREE

18' x 10' 8" (5.49m x 3.25m) Window to front aspect.

### BATHROOM

Family bathroom comprising bath and shower over with shower screen, wash hand basin, low level WC, tiled to principle areas.

### GARAGE/UTILITY ROOM

17' 11" x 9' 11" (5.46m x 3.02m) Currently used as a utility/store room with plumbing for washing machine and further appliances, power and lighting and remote controlled garage door.

### OUTSIDE

To the front of the property there is block paved driveway offering ample parking. Power point and lighting and with gates for side access. The rear garden is tastefully landscaped with large patio area, external lighting, covered canopy for entertaining and ideal place to have a hot tub. Swedish style wooden sauna and tiled exterior shower. The remainder of the garden is laid to lawn with various mature flower and shrub borders, herb/vegetable area.



### LOCAL AUTHORITY INFORMATION

Eastleigh Borough Council  
Council Tax Band F

### LOCAL SCHOOLS INFORMATION

Infant: Hiltingbury Infant School  
Junior: Hiltingbury Junior School  
Secondary: Thornden Secondary School

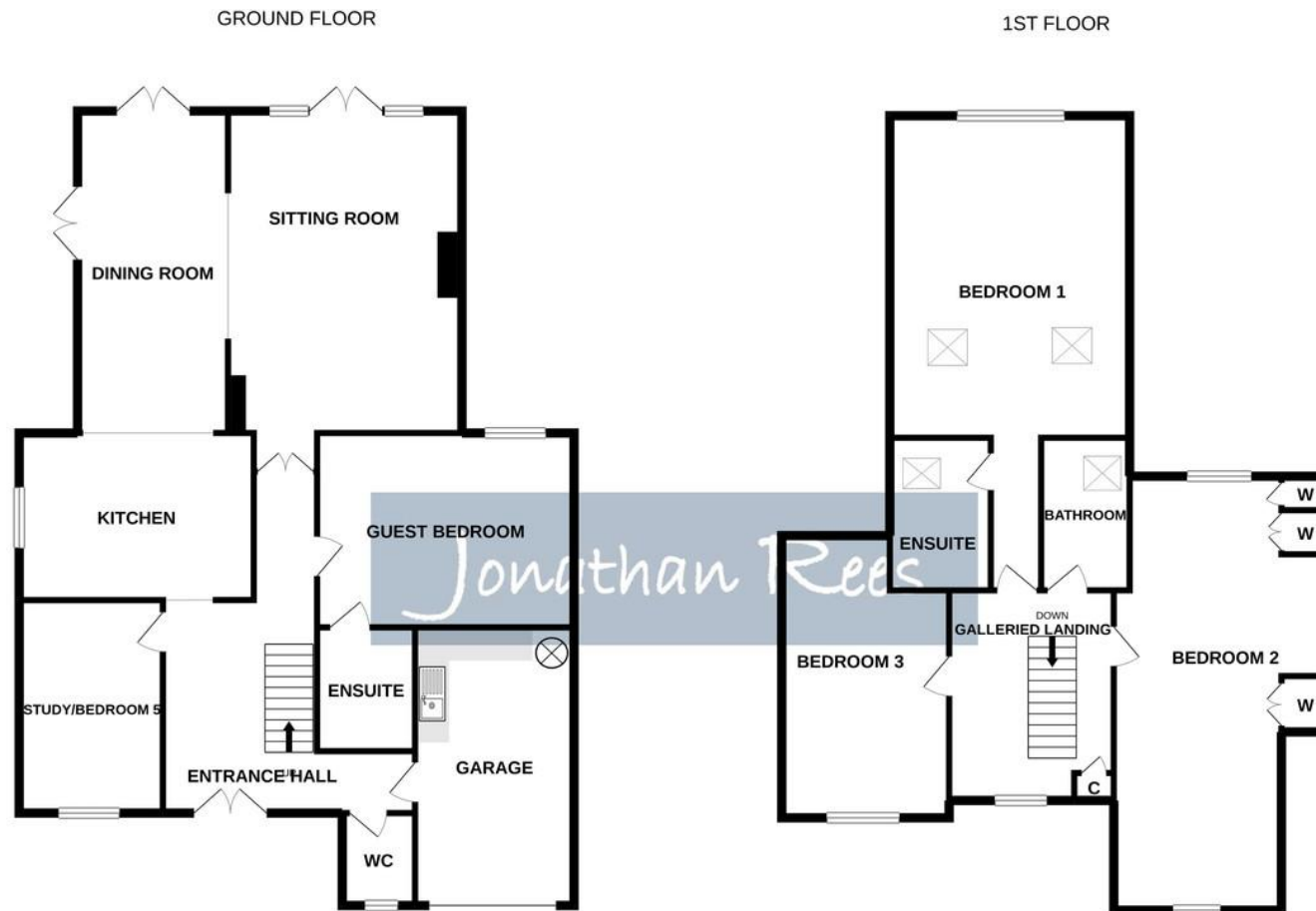
### EPC RATING

C/77

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







TOTAL FLOOR AREA : 2336sq.ft. (217.0 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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#### 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.

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