



ESTABLISHED 1900

Mirabelle, Pine Way, Chilworth, Southampton, SO16 7HF

*Country & Individual Homes*



# Mirabelle Pine Way Southampton SO16 7HF

## 5 bedrooms Freehold

*Occupying a superb position on a level plot in this cul-de-sac location in the heart of Chilworth, this thoughtfully appointed detached family home has been subject to a comprehensive program of improvement and renovation.*



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### DESCRIPTION

The welcoming reception hall benefits from additional borrowed natural light from the partially vaulted first floor landing provides access to the property's principal ground floor accommodation. Additional natural light is provided by the partially glazed insert oak finish interior doors. The property centres around a delightful dual aspect kitchen/dining room which has been re-fitted to an exceptional standard and provides a natural hub to this family home. The property's principal reception room measures an impressive 30' 5" x 15' 5" and offers a triple aspect with twin sets of double glazed, double doors offering access to the outside entertaining area. An 18' 6" dining room and separate substantial study completes the ground floor accommodation. On the first floor can be found five bedrooms, two of which benefit from en-suite facilities with the master enjoying a luxuriously appointed re-fitted bathroom with separate dressing room. The family bathroom has also been comprehensively re-modelled. Externally the property is situated in mature low maintenance grounds with a generally evergreen outlook on a plot of approximately a quarter of an acre in size bringing a high degree of natural privacy with a secure gated entrance.

### LOCATION

Chilworth is situated in 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.

### RECEPTION HALLWAY:

Obscure double glazed double doors to front elevation. Wall mounted alarm controls and "Videx" security entry system operating the electric double gates. Painted wooden flooring. Contemporary stair case with polished chrome balustrade rising to first floor landing. Smooth plastered and coved ceiling with recessed LED lighting. Mains wired smoke alarm. Wall mounted Hive central heating control.

### DOWNSTAIRS CLOAKROOM:

A contemporary suite comprising; concealed cistern w.c. and corner mounted circular glass bowl hand basin with mono bloc mixer tap fitting. Wall mounted ladder style towel and radiator combination. Smooth plastered and coved ceiling.



### SITTING ROOM 30' 5" (9.27m) x 15' 5" (4.70m)::

A delightfully appointed triple aspect room with double glazed windows to front and side elevation. Further double glazed, double doors to side elevation with flanking windows as well as additional set of double glazed, double doors leading to rear garden. Painted wooden flooring to complement the reception hallway. Two radiators. Media equipment cupboard. The room centres around a feature fireplace with granite hearth and marble surround. Smooth plastered and coved ceiling. Display alcoves with lighting. Recessed ceiling light with LED lighting. Double doors to reception hall with glazed inserts.

### DINING ROOM 18' 6" (5.64m) x 14' 2" (4.32m)::

Double glazed window to front elevation. Painted wooden flooring. Smooth plastered ceiling with coved finish and recessed LED lighting. Internal door with glazed inserts. Radiator. Double doors leading to kitchen/dining room.

### STUDY 11' 1" (3.38m) x 9' 7" (2.92m)::

Smooth plastered and coved ceiling. Fitted range of desk furniture to include drawer storage. Double glazed window to rear elevation. Painted wooden flooring to complement reception hallway and dining room.

### KITCHEN/BREAKFAST ROOM 21' 8" (6.60m) x 12' 10" (3.91m)::

Superbly re-modelled by the current owner and providing a comprehensive range of eye and base level units with polished granite work surfaces over. Under laid one and a half bowl single drainer sink unit with integrated drainer and chrome finish swan neck mixer tap fitting. Built under oven with five burner gas hob and stainless steel and glass chimney style extractor hood over. Integrated dishwasher. Additional integrated oven with plate warmer and combination microwave oven. The range of eye and base level units are enhanced by a separate feature island with matching storage and granite work surfaces over. Under lighting to worktop surfaces and pelmet lighting with two further display cabinets also benefiting from lighting. Granite upstands to worktop surfaces. The kitchen benefits from being a dual aspect with double glazed window to side elevation and double glazed double doors to rear elevation. Integrated fridge/freezer. Two radiators. Painted wooden flooring.

### UTILITY ROOM 7' 8" (2.34m) x 5' 5" (1.65m)::

A range of eye and base level units. Single drainer stainless steel sink with suitable space and plumbing for automatic washing machine. Obscure double glazed window to side elevation. Tiled flooring. Smooth plastered and coved ceiling. Radiator. Internal door with glazed inserts leading back to the kitchen.

**FIRST FLOOR LANDING:**

Partially vaulted impressive landing with four double glazed velux windows providing significant additional natural light which also leads to the reception hallway. Access to loft space which benefits from being insulated with light available. Double width airing cupboard with hot water tank and associated expansion tank. Doors to principal rooms.

**MASTER BEDROOM 20' 1" (6.12m) x 17' 10" (5.44m):**

Dual aspect room with atrium style double glazed dormer window to front elevation. Further double glazed window to side elevation. Oakwood flooring. Radiator. Display alcoves. Further recessed LED lighting.

**DRESSING ROOM 15' 6" (4.72m) x 10' 9" (3.28m):**

Double glazed window. Radiator. Smooth plastered ceiling. Built-in triple width double wardrobes with mirror fronted doors. Access to:-

**EN-SUITE BATHROOM:**

This beautifully appointed en-suite has been refitted in a contemporary style and offers luxurious surroundings with spa influences. Free-standing oval bath with swan neck bath filler and body washing attachment, complemented by twin raised bowl circular wash basins on glass and wooden finished wash stands, again with swan neck mixer tap fitting finished in chrome, walk-in shower with rainfall shower head, body washing attachment and concealed cistern w.c. Wall mounted radiator and towel rail combination powered by both central heating and electric. Two wall light points. Ceiling mounted extractor fan.

**BEDROOM TWO 15' 10" (4.83m) x 14' 9" (4.50m):**

Two double glazed windows and double glazed door leading to walk on balcony. Smooth plastered and coved ceiling with recessed LED lighting. Radiator. Oakwood flooring.



*“Occupying a level plot in this very well favoured cul de sac in Chilworth, this well proportioned family residence offers comfortable, bright internal living space and pleasant outdoor space close to nature, country walks and yet within easy reach of leisure and shopping facilities at West Quay and Winchester, the University and Southampton General Hospital, municipal and members golf courses and excellent travel links to London, Portsmouth, the New Forest, the West Country and beyond”*

**WALK-ON BALCONY:**

Metal work balustrading to the perimeter and outside lighting which is controlled via inside switch control.

**EN-SUITE SHOWER ROOM:**

Low level w.c., vanity hand basin and quadrant style shower. Radiator/towel rail combination. Obscure double glazed window. Tiled flooring. Tiled wall surfaces.

**BEDROOM THREE 15' 9" (4.80m) x 15' 1" (4.60m):**

Double glazed windows to two elevations. Built-in double width wardrobes. Wood flooring. Smooth plastered and coved ceiling.

**BEDROOM FOUR 12' 11" (3.94m) x 11' 2" (3.40m)::**

Double glazed window. Smooth plastered and coved ceiling. Built-in double wardrobes. Radiator.

**BEDROOM FIVE 11' 2" (3.40m) x 9' 7" (2.92m)::**

Double glazed window. Radiator. Smooth plastered and coved ceiling.

**FAMILY BATHROOM:**

A luxuriously appointed, refitted five piece suite to include free-standing oval shape bath with central filler, walk-in over-sized shower with rainfall style shower head, concealed cistern low level w.c. and twin vanity units with substantial and comprehensive storage in the form of cupboards and drawers at both eye and base level. Fitted mirror with pelmet and pelmet lighting. Glass shelving. Obscure double glazed window. Wall mounted extractor fan. Smooth plastered and coved ceiling. Marble top finish to vanity unit. Wall mounted radiator and towel rail combination powered by both central heating and electric.

**OUTSIDE:**

The property is approached via partially curved brick walling with electrically powered remotely operated double gates. Excellent brick paviour driveway providing off road parking for numerous vehicles as well as access to the **INTEGRAL DOUBLE GARAGE** with twin electrically operated up and over doors, power and light.

The plot envelops the property with mature lawn and evergreen plantings to the perimeters providing an excellent outlook as well as part fencing giving high degree of privacy. An extensive patio has been fitted by the current owner and extends to the side and rear of the property offering the perfect area for both alfresco dining and entertaining. The gutters and rain water goods have been refitted along with sensor and timer controlled exterior lighting. There are comprehensive fence enclosures and in all the plot extends to just under a quarter of an acre.

**DIRECTIONS**

From our Offices in London Road proceed in a northerly direction along The Avenue and upon reaching the Winchester Road roundabout proceed directly across into the continuation of Bassett Avenue. Upon reaching the Chilworth roundabout take the first exit into Chilworth Road. Take a sharp left into Roman Road, Pine Way can be found on the right hand side.





Ground Floor  
1744 sq.ft. (162.0 sq.m.) approx.



1st Floor  
1668 sq.ft. (155.0 sq.m.) approx.



TOTAL FLOOR AREA : 3412 sq.ft. (317.0 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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**Services**

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pearsons.

**Council Tax**

BAND: G  
CHARGE: £3,430.60  
YEAR: 2023/2024

**Reference**

S8122/LT/030323/D1

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

Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



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## *Country & Individual Homes*

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