



7 Chartwell Close, Allbrook, Eastleigh, SO50 4PZ

£725,000

A spectacular four bedroom detached family home, extended and refurbished throughout by the current owner, to a particularly high standard with a stylish and sophisticated interior providing many fantastic attributes throughout. The centrepiece of this magnificent home is the open plan kitchen, dining and family space providing an enviable area for the family and entertaining, complete with a log burner and bi-fold doors to the garden. Complimenting the ground floor is a spacious sitting room, study and utility room. To the first floor is a sensational main bedroom suite with a spectacular vaulted ceiling to the bedroom area and full height Oak window with dressing room and en-suite completing the space. In addition the first floor benefits from three further double bedrooms and re-fitted family bathroom. Outside the frontage provides parking for several vehicles with the rear garden providing a sunny southerly aspect. Chartwell Close is a small cul-de-sac of homes conveniently situated within easy reach of the M3, central Chandlers Ford and the towns and cities of Eastleigh, Southampton and Winchester.

ACCOMMODATION

Ground Floor

Open Porch:	Front door to reception hall.
Reception Hall:	15'9" x 12'7" (4.80m x 3.84m) Wooden floor, Oak and glass staircase to first floor.
Coats Cupboard:	A particularly useful walk-in space with hanging rail and shelving.
Cloakroom:	Re-fitted modern white suite with chrome fitments comprising wash basin with cupboard under, wc, wooden floor.
Sitting Room:	21'1" x 12'4" (6.43m x 3.76m) Feature log burner, double doors to rear garden.
Study/Family room:	20'10" x 5'7" (8.69m x 1.70m) Double doors to rear garden, lantern sky light.
Dining area:	11'9" x 11'2" (3.58m x 3.40m) Double doors to rear garden, tiled floors with underfloor heating, open plan to kitchen/family room.
Kitchen/Family room:	22'7" x 17'6" (6.88m x 5.33m) The kitchen area has been re-fitted with a range of Maple wood units in light and dark Grey with Quartz worktops over, island unit with inset Neff induction hob, wine cooler and breakfast bar, two built in Neff Slide & Hide electric ovens, integrated dishwasher, space for American style fridge freezer. The family area affords space for sofas centred around a log burning stove with bi-fold doors and sliding doors to the rear garden and part vaulted ceiling, tiled floor throughout with underfloor heating.
Utility Room:	10'7" x 3'10" (3.23m x 1.17m) Matching cupboards, space and plumbing for appliances, boiler, door to outside, sink unit, tiled floor.
Larder:	Walk in larder cupboard

First Floor

Landing:	Hatch to loft space, storage cupboard.
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Main Bedroom Suite:

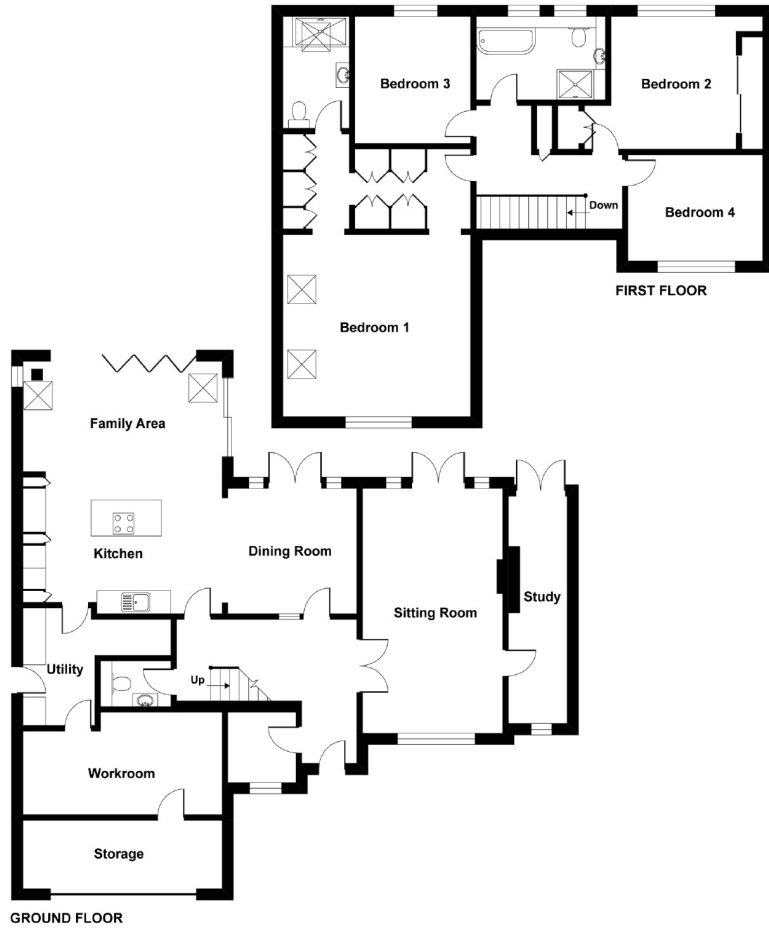
Bedroom:	16'5" x 16' (5.00m x 4.88m) Feature full height oak framed window and vaulted ceiling, air conditioning unit, two remote controlled rain sensitive Keylight electric roof windows with built in blinds.
Dressing Room:	14'7" x 7'3" (4.45m x 2.21m) Range of fitted wardrobes and drawer units.
En-suite:	10'2" x 5'8" (3.10m x 1.73m) Full width walk in shower cubicle with glazed screen and seat, wash basin with cupboard under, wc, tiled floor, vaulted ceiling, remote controlled rain sensitive Keylight electric roof window with built in blind.
Bedroom 2:	13' x 11'2" (3.96m x 3.40m) Measurement up to range of virtual wall to wall built in wardrobes, further built in cupboard.
Bedroom 3:	11'7" x 9'6" (3.53m x 2.90m)
Bedroom 4:	11'3" x 10' (3.43m x 3.05m)
Bathroom:	11'2" x 7'6" (3.40m x 2.29m) Re-fitted modern white suite with chrome fitments comprising Sottini double ended bath with hand held shower, separate shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled floor.

OUTSIDE

Front:	To the front of the property is a generous block paved driveway, with built in PIR motion sensor lights, affording parking for several vehicles with adjacent lawned area and side access to rear garden.
Rear Garden:	Approximately 67' x 37' (20.43m x 11.36m) Enjoying a pleasant southerly aspect, adjoining the rear of the house is a paved terrace leading onto a level lawn, surrounded by raised borders with sleeper edging and enclosed by fencing. To the side of the house is a bark chipped area and useful covered storage area.
Garage:	The garage has been split to form a storage area and work room.



Ground Floor = 1383 sq ft / 128.5 sq m
 First Floor = 1092 sq ft / 101.4 sq m
 Storage = 105 sq ft / 9.8 sq m
 Total = 2580 sq ft / 239.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Sparks Ellison. REF: 674519

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