



Thornbury Wood, Hiltingbury, Chandler's Ford, SO53 5DQ

Jonathan Rees



Positioned in a quiet location in Hiltingbury and Thornden School catchment this detached and extended family home benefits from a south easterly rear garden, large driveway and four bedrooms to the first floor.

£570,000



No Forward Chain
Detached House
Gas Central Heating
Double Glazing
Extended
Thornden School Catchment



ENTRANCE HALL 14' 07" x 9' 09" (4.44m x 2.97m)

Double glazed door leading to secondary entrance hall, access to the utility room and garage and entrance to the third reception room.

CLOAKROOM

You will find the boiler to the rear, WC and basin, double glazed window.

LIVING ROOM 17' 10" x 12' 05" (5.44m x 3.78m)

Large double glazed window to the front aspect, radiator and entrance to the split level dining room.

DINING ROOM 11' 00" x 10' 06" (3.35m x 3.2m)

Double glazed window to the side access, service hatch from the kitchen and door to the original entrance hall, radiator.

KITCHEN/BREAKFAST ROOM 13' 09" x 9' 08" (4.19m x 2.95m)

Gas hob, electric oven and integrated microwave, hatch to dining room, ample worktop space, with wall and base level units,

UTILITY ROOM 17' 02" x 7' 07" (5.23m x 2.31m)

Space for white goods, work surface, built in storage with wine rack, entrance to the garage.

THIRD RECEPTION ROOM 14' 09" x 7' 11" (4.5m x 2.41m) at max

Currently used as a guest room with shower room, two double glazed sliding doors to side aspect, electric Velux windows.

SHOWER ROOM 7' 01" x 4' 06" (2.16m x 1.37m)

Walk in shower cubicle, basin, WC and electric Velux window.

MASTER BEDROOM 12' 05" x 10' 07" (3.78m x 3.23m)

Double glazed window to the front aspect, built in double wardrobes, radiator.

BEDROOM TWO 10' 06" x 9' 08" (3.2m x 2.95m)

Double glazed window to the rear aspect, built in wardrobe, radiator.

BEDROOM THREE 10' 06" x 8' 11" (3.2m x 2.72m)

Double glazed window to side aspect, built in wardrobe, radiator.

BEDROOM FOUR 9' 01" x 6' 10" (2.77m x 2.08m)

Double glazed window to the front aspect, radiator.

BATHROOM 6' 11" x 5' 07" (2.11m x 1.7m)

Shower over bath, basin obscured double glazed window.

GARAGE 15' 04" x 7' 10" (4.67m x 2.39m)

Electric up and over door and rear door leading to the utility room.

OUTSIDE

Driveway parking and garage and mature gardens to the front and a south easterly facing rear garden.





GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Key Information

LOCAL AUTHORITY INFORMATION

Eastleigh Borough Council
Tax Band 'F'

LOCAL SCHOOLS INFORMATION

Infant: Chandler's Ford Infant School
Junior: Merton Junior School
Secondary: Thornden Secondary School

EPC RATING

C/69

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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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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