





Hurstwood Chilworth Road Chilworth Southampton Hampshire SO16 7JZ

3 bedrooms Freehold

Situated in the well regarded location of Chilworth, this is an extremely rare opportunity to acquire a former Police House which has been extended and modernised for a superb opportunity to acquire a family home in an excellent location.



ESTABLISHED 1900



DESCRIPTION:

The accommodation is generous and offers a good size sitting room, separate dining room, conservatory, three good size bedrooms as well as family bathroom and ground floor shower room. Externally the property continues to impress and stands on a mature plot approaching a fifth of an acre and also has the advantage of a detached double garage. Due to the combination of features and immediate availability early viewings are recommended.

LOCATION:

Chilworth Road 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.

ENTRANCE PORCH:

Partially glazed entrance door. Further door to:-

ENTRANCE HALL:

Double glazed window. Radiator. Stairs rising to first floor landing. Under stairs storage cupboard.



SITTING ROOM:

A generously proportioned room with leaded double glazed window to front elevation. Two radiators. Patio double glazed doors to rear elevation. Feature stone finish fireplace with gas fire. Two wall light points.

DINING ROOM:

Leaded double glazed window. Radiator. Opening to:-

KITCHEN:

A re-fitted range of units comprising; single drainer sink unit with mixer tap fitting. Suitable space and plumbing for automatic washing machine. Peninsular style bar with built-in hob. Separate built-in oven with grill over. Tiled splash backs. Radiator. Tiled flooring. Two leaded double glazed windows one to side and one to rear elevation. Radiator. Smooth plastered ceiling with recessed lighting. Door leading to double garage and door leading to:-

CONSERVATORY:

Of double glazed and brick construction. Radiator. Tiled flooring. Double doors leading to rear garden.

DOWNSTAIRS SHOWER ROOM:

Fitted suite comprising; corner vanity unit with inset hand basin, separate shower and low level w.c. Radiator. Built-in storage cupboard.

FIRST FLOOR LANDING:

Leaded double glazed window. Access to loft space. The landing is finished in a spindle balustrade galleryed style.

BEDROOM ONE:

Leaded double glazed window. Radiator. A comprehensive range of built-in wardrobes providing useful hanging and shelved storage area.

BEDROOM TWO:

Leaded double glazed window. Radiator. Built-in wardrobes providing useful hanging and shelved storage.

BEDROOM THREE:

Leaded double glazed window. Radiator. Access to significant storage area housing central heating boiler.

BATHROOM:

Three piece suite comprising; panelled bath with mixer tap fitting and hair washing attachment, concealed cistern w.c. and vanity hand basin. Leaded double glazed window. Chrome finish heated



"A superb opportunity to acquire an individual family home in one of Southampton's most well regarded locations"

towel rail/radiator combination. Airing cupboard housing hot water tank.

OUTSIDE:

The property is approached via tarmac driveway providing off road parking and turning area for numerous vehicles. The gardens are primarily laid to lawn with fencing to the perimeters. Mature and established plantings provide a high degree of natural privacy. Driveway giving access to:-

ATTACHED DOUBLE GARAGE:

Electrically operated up and over door. Two windows to rear elevation.

REAR GARDEN:

The rear garden is predominantly laid to lawn with a superb array of established planted borders with mature flowers, shrubs and trees providing a good degree of natural privacy. In addition there are two detached timber sheds and a greenhouse.

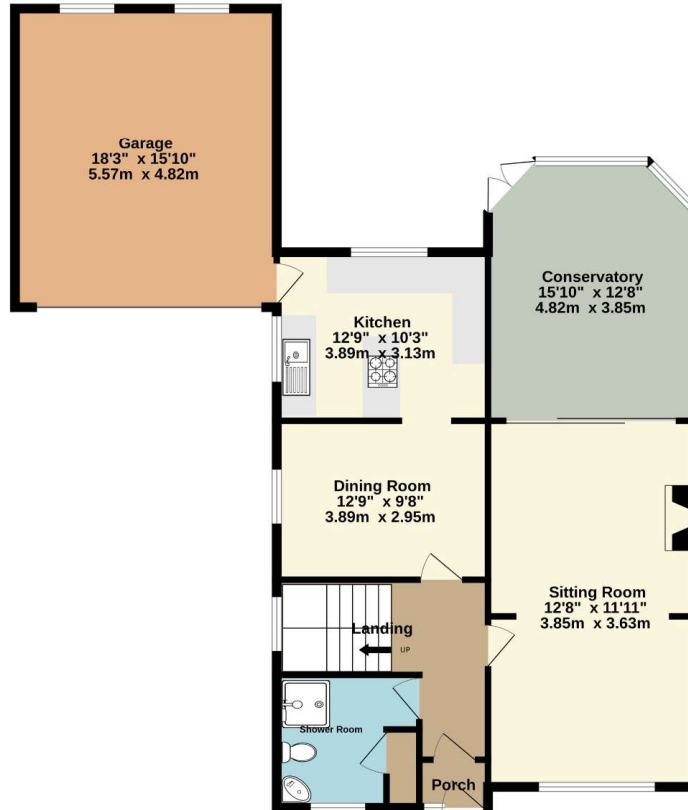
DIRECTIONS:

From our Offices in London Road proceed in a northerly direction along The Avenue and Bassett Avenue. After reaching Chilworth roundabout take the first exit heading into Chilworth. Proceed for some distance along Chilworth Road where the property can be found just prior to the Chilworth Arms Public House on the left hand side.

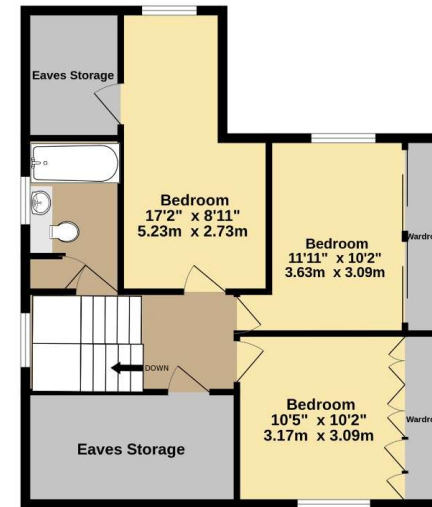




Ground Floor
1186 sq.ft. (110.2 sq.m.) approx.



1st Floor
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1845 sq.ft. (171.4 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

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

Council Tax

Test Valley Borough Council
BAND: F
CHARGE: £3,273.75
YEAR: 2025/2026

Reference

S8663/LT/200525/D2

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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