



Bespoke development of just two architecturally designed four bedroom detached family homes

Charming in its intimacy, this bespoke development of just two architecturally designed four bedroom detached family homes offer a private retreat in one of the county's most desirable areas. With striking exterior elevations, offering a contemporary twist on the classical housing design.

This well respected local developer is offering you the opportunity to personalise the specification of your home. A selection of fitted kitchens and tiling will be made available to you, enabling you to optimise the internal design for your future comfort.



PHOTOGRAPHS ARE FOR ILLUSTRATION PURPOSES ONLY



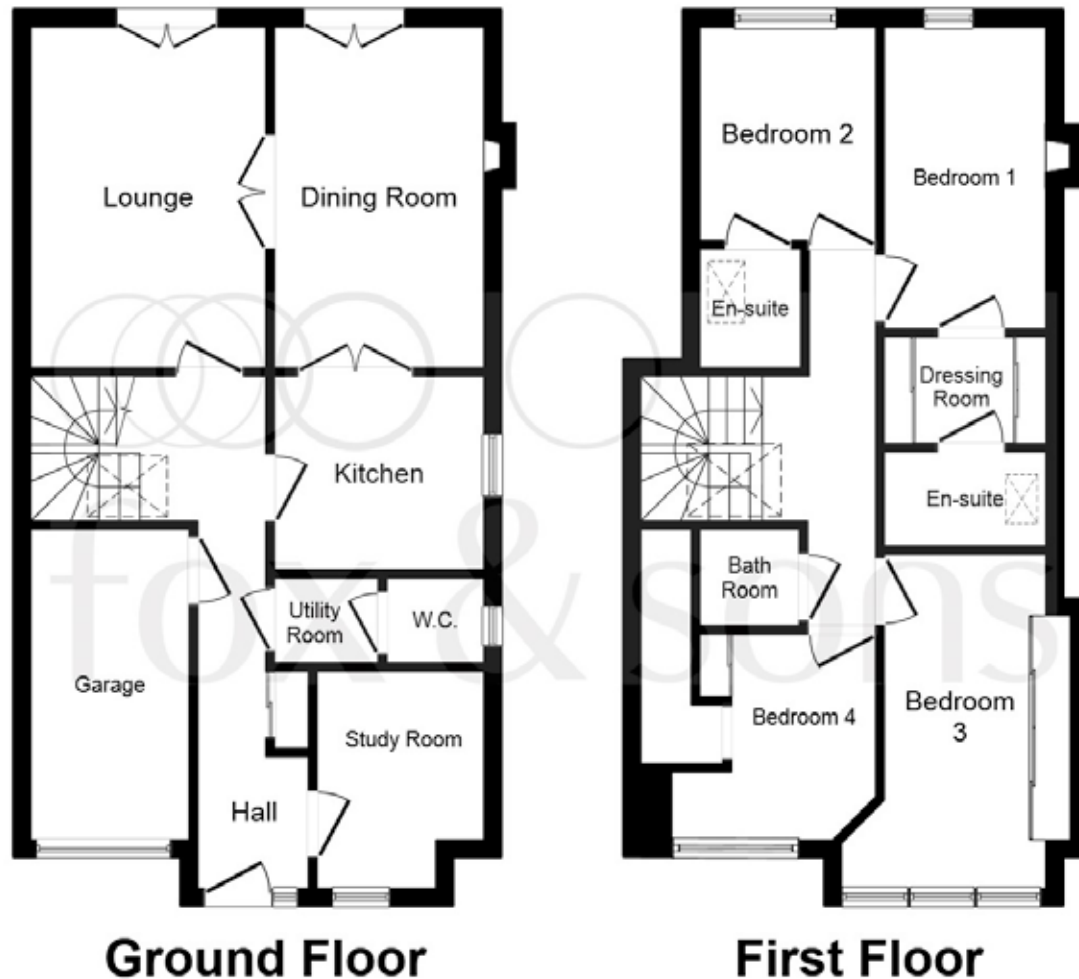
Dwelling 1

A stunning architecturally designed four bedroom detached house.

Entering through the oak front door and into the reception hall you will find a perfectly laid out family home. On the ground floor there is a study to the front of the property, a utility room with a door leading through to the downstairs cloakroom. The kitchen has been designed to maximise work surface and cooking areas, still allowing plenty of room for a breakfast table. Double doors lead through to the separate dining room with double doors affording access on to the rear garden. The lounge offers a relaxing environment, with views over the garden.

The master bedroom benefits from a walk-in wardrobe leading through to an ensuite bathroom fitted with 'his and hers' wash hand basins, low level w.c. and contemporary bath. Bedroom two also enjoys an ensuite bathroom facility, with two further double bedrooms and a family bathroom.

Externally there is a driveway providing off road parking and a single integral garage. Both the front and rear garden will be landscaped.



Ground Floor

First Floor

Ground floor

Study: 12'10" x 9'2" (3.9m x 2.8m)

Kitchen: 10'6" x 11'2" (3.2m x 3.4m)

Dining room: 19'4" x 11'2" (5.9m x 3.4m)

Lounge: 19'8" x 14'1" (6m x 4.3m)

First floor

Bedroom 1: 22'11" x 9'2" including wardrobe (7m x 2.8m including wardrobe)

Bedroom 2: 12'9" x 10'2" (3.9m x 3.1m)

Bedroom 3: 19'4" x 9'6" (5.9m x 2.9m)

Bedroom 4: 13'1" x 11'10" (7m x 2.8m)

All dimensions are approximate and subject to change during construction

Dwelling 2

Extremely well designed and spacious four bedroom detached house with integral garage.

This family home is arranged over three floors. The lower ground floor is dominated by the kitchen/ dining / family room - This fantastic space really is the heart of the home. There is also a utility room, shower room and storage room. The bi folding doors allow access directly into the garden.

The ground floor features a lounge to relax in and a separate dining room with bi folding door onto a terrace. The first floor has four double bedrooms and a family bathroom. Bedrooms one and two have ensuite shower facilities.



Lower Ground Floor



Ground Floor



First Floor

Lower Ground

Kitchen: 25'3" x 15'1" additional alcove 7'7" x 6'7" (7.7m x 4.6m + 2.3m x 2m)

Utility room: 7'10" x 5'9" (2.4m x 1.75m)

Store: 7'10" x 5'11" (2.4m x 1.8m)

Ground floor

Sitting room: 16'5" x 14'9" (5m x 4.5m)

Dining room: 15'9" x 10'2" (4.8m x 3.1m)

First floor

Bedroom 1: 8'10 x 11'6" excluding space into dormer (2.7m x 3.5m minimum)

Bedroom 2: 15'9" x 12'6" (4.8m x 3.8m)

Bedroom 3: 8'2" x 10'6" excluding space into dormer (2.5m x 3.2m minimum)

Bedroom 4: 9'11" x 10'10" excluding space into dormer (3m x 3.3m minimum)

All dimensions are approximate and subject to change during construction

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

Powered by audioagent.com

Luxury Specification

Interior features

- 🏠 Gas fired central heating throughout
- 🏠 Oak/beechn/ white panel doors with chrome fittings
- 🏠 Smooth ceilings throughout
- 🏠 Porcelanosa tiling to kitchen, utility room, bathroom, ensuites and cloakroom.
- 🏠 TV aerial points to lounge, kitchen and all bedrooms

Kitchens and utility rooms

- 🏠 Luxury fitted kitchen and worktop (A choice subject to point of reservation)
- 🏠 Neff double oven with five ring gas hob and extractor fan
- 🏠 Neff integrated fridge/freezer (brand)
- 🏠 Neff integrated dishwasher (brand)
- 🏠 One and a half bowl single drainer sink unit with contemporary tap

- 🏠 Recessed downlighters and under pelmet lighting.
- 🏠 Ceramic floor to kitchen and utility room
- 🏠 Fitted washer dryer to utility room

Bathrooms and Ensuites

- 🏠 Contemporary white bathroom suite with chrome fittings
- 🏠 Thermostatically controlled shower
- 🏠 Ceramic floor tiling and full height wall tiling around bath
- 🏠 Heated towel rail
- 🏠 Shaver light and point

General features

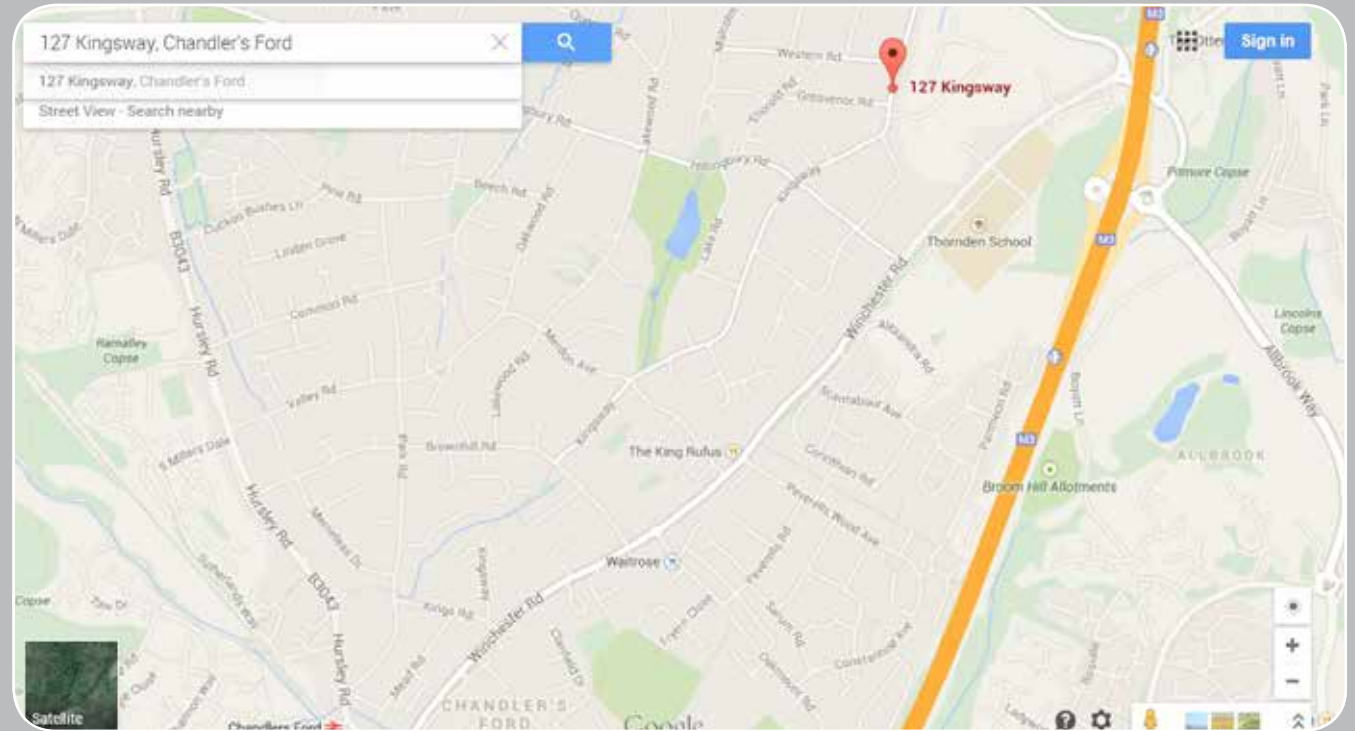
- 🏠 Turfed gardens with patio area
- 🏠 uPVC windows, gutters and fascias
- 🏠 Power and light to garage
- 🏠 NHBC



About the area

Kingsway is one of the most requested roads in Hiltingbury. Leafy suburbs and excellent schooling facilities at Thornden make Hiltingbury a fantastic place to live. Chandlers Ford is a pleasant residential area located 7 miles from the Cathedral City of Winchester. Chandlers Ford is well served for local amenities and shops, including a large branch of Waitrose. It is also surrounded by several small towns with their own original appeal.

If you are looking to travel further afield, Chandlers Ford provides easy access to both London and the South Coast via the M27 and M3. Eastleigh Railway Station runs several fast trains to London Waterloo every hour and Southampton Airport can reach over 40 European destinations .



For more information or to arrange a viewing please contact the Hampshire office on

023 8025 2213



Site layouts, plans, and specification are taken from plans which were correct at time of print. All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. Although the developer endeavours to adhere to the specification outlined in this brochure it may be necessary to make amendments to this, and the developer reserves the right to make these changes as and when required throughout the build stages of these properties



Fox & Sons, 98 Winchester Rd, Chandler's Ford, Hampshire SO53 2GJ

T 023 8025 2213 E changersford@sequencehome.co.uk

fox-and-sons.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.