



**HADRIAN WAY, CHILWORTH, SO16**  
£4,000 per month\*

**Carter Jonas**



# HADRIAN WAY, HILWORTH, SOUTHAMPTON, HAMPSHIRE, SO16

- 5 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Swimming Pool
- Garden
- Double Garage
- Part Furnished

## THE PROPERTY

The house is approached via a pirate drive with two entrances. The property is well presented with high specification fixtures and fittings and new, contemporary furniture.

The entrance hall gives access to two double bedrooms and stairs to the lower ground floor which overlooks the gardens and swimming pool. There is a large living room with electric fire and French windows to a terrace and the garden beyond, both the living room and the dining room have wooden floors. There is a fully fitted kitchen with a range of eye and base level units and appliances and French doors to the garden. There is a further utility room.

The main bedroom is on the first floor with ensuite bathroom and a balcony overlooking the gardens and swimming pool. There is a further double bedroom on this floor and the main bathroom with a shower over the bath. A dressing room/private sitting room gives access to bedroom 2 on the top floor with its own bathroom. There is access to a lovely sun terrace to the front of the property.

The property is offered part furnished, no beds are provided, for a minimum term of 12 months., longer terms considered.


## OUTSIDE

Outside there is a double garage to the front of the property which is set in grounds of about half an acre with gardener included. There is an outdoor swimming pool and access to woodland and the golf course behind.

A sophisticated split level detached house with outdoor swimming pool in a popular area of Southampton within easy access of the city centre and all its amenities, King Edwards School, the railway station, Red Funnel ferry terminal to the Isle of Wight & Southampton airport.





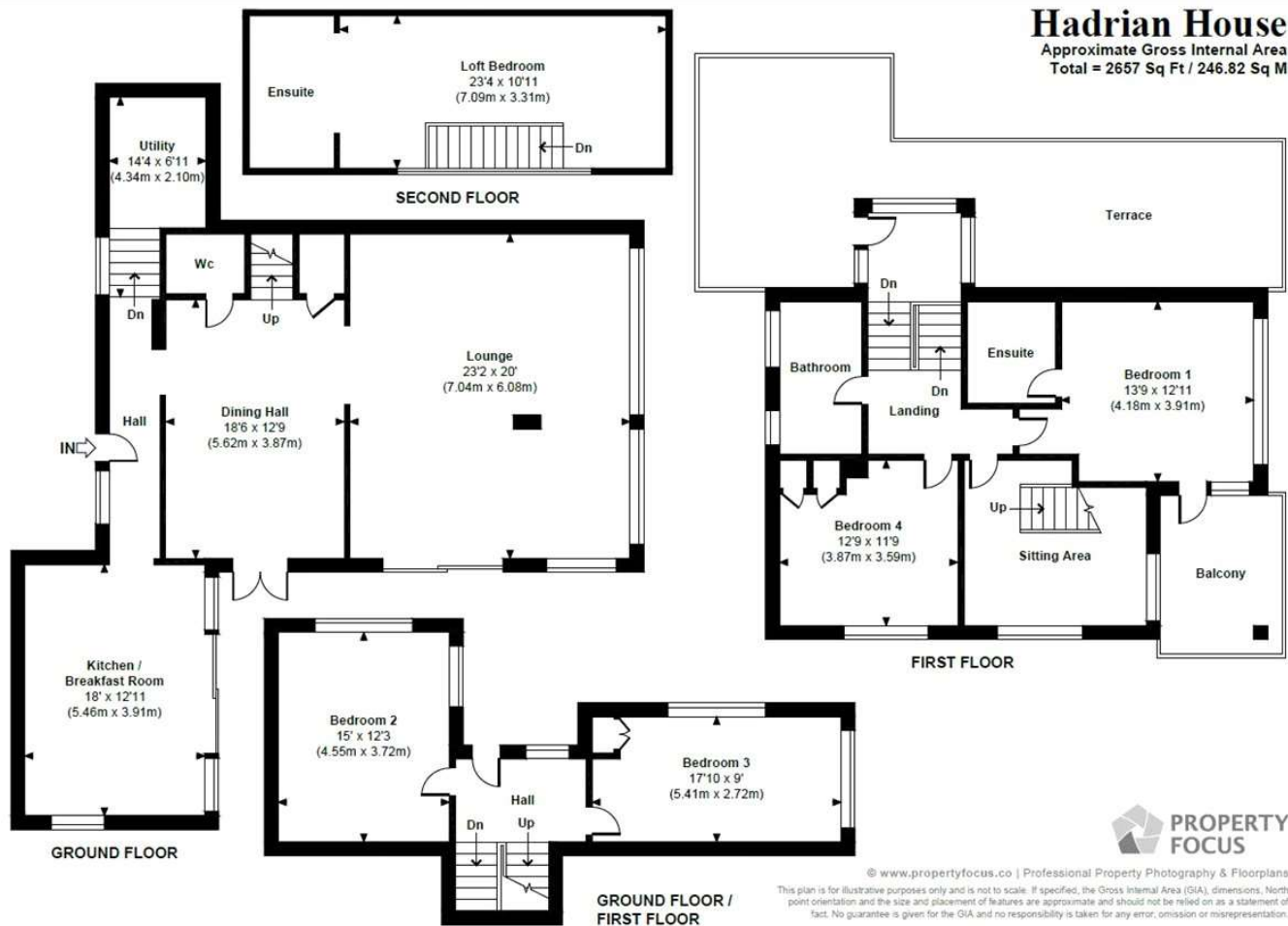
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Council Tax Band G - Test Valley Borough Council website for current cost
Services	Mains Gas, Electric and Water. For internet and mobile services check Ofcom website. Cost of pool maintenance, and gardening every two months included in the rent
Deposit	Holding fee equivalent of 1 weeks' rent £923 Deposit equivalent to 5 weeks' rent @ £4,000pcm = £4,615







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Classification L2 - Business Data

#### IMPORTANT INFORMATION

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