



**Rowe
& Co.**

15 Lakewood Road, Chandler's Ford

Eastleigh

Guide Price **£1,250,000**

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An exquisite example of a substantial four bedroom detached home, situated on a prestigious road within Hiltingbury. The property boasts high-quality fixtures and fittings, with modern interiors which are a showcase of refined craftsmanship and offers a blend of elegance, comfort, and practicality, creating an idyllic residence for a family.

Ground floor accommodation comprises a spacious entrance hall, 29ft lounge, family room, study, modern kitchen / dining room, utility and cloakroom. On the first floor are four well-proportioned double bedrooms including a wonderful master suite and three bathrooms featuring two en-suites. Outside benefits a spacious driveway accommodating parking for multiple vehicles with a secluded mature garden to the rear. We anticipate a high level of interest and early viewing comes highly recommended.

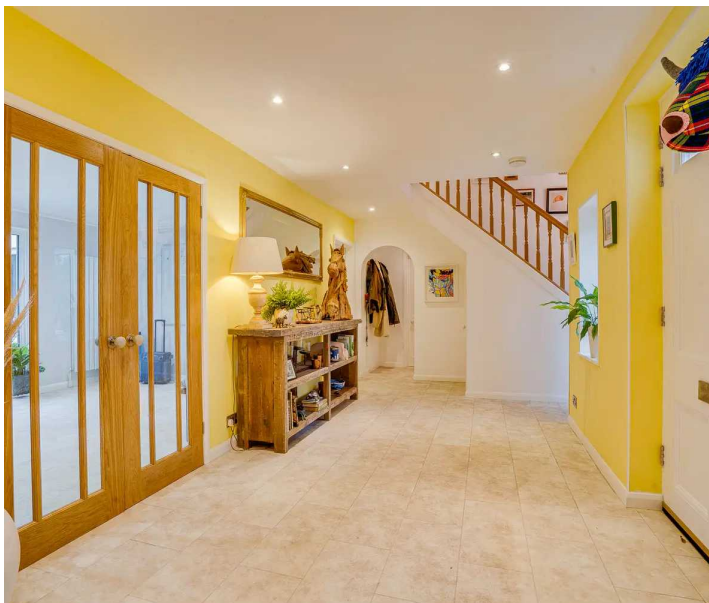
LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. The local catchment schools are Hiltingbury Infant and Junior and the sought-after Thornden Secondary school, alongside several well-regarded private schools. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



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INSIDE

You enter the property into a spacious entrance hall that is laid to tile effect flooring with spotlights and windows to the front aspect, further doors lead to all accommodation with under stair storage and stairs leading to the first floor.

A set of double doors to one side open into the wonderful 29ft lounge which has a bay window to the front aspect, further side window and bi-folding doors to the rear. The room is laid to carpet with spotlights and a feature wood burning stove to one wall, there is plenty of space for a variety of free-standing furniture.

The family room is also accessed from the hallway via double doors and is a versatile space laid to tile effect flooring with spotlights and French doors opening to the rear garden. The study is an ideal space for the home worker with a window to the front aspect and laid to carpet. The real heart of the home is the kitchen / dining room, laid to oak flooring with spotlights and bi-folding doors to the rear, there is plenty of space for a large dining table and chairs to one end.

The bespoke designed kitchen has been fitted with a range of wall and base level units with cupboards and drawers under and complimentary worktops. The central island offers extra worktop space and storage with an integrated microwave. Other appliances include an integral fridge / freezer, dishwasher and range style cooker with gas hob.





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A further door leads to the utility area which has further worktops and space and plumbing for a washing machine and tumble dryer, and internal door leads to the garage and there is a further external door to the rear garden. The spacious cloakroom has been laid to tile flooring with spotlights and is fitted with a wash hand basin and low level W/C set in vanity unit and a heated towel rail.

The first-floor landing has been laid to carpet with spotlights and access to the loft and doors leading to all principal rooms. The incredible 27ft master suite has multi aspect windows to the front, side and rear and is laid to carpet with spotlights and multiple fitted wardrobes. There is a large seating / dressing area to one with plenty of space for large bedroom furniture. A sliding door leads to the modern en-suite which has a window to the rear and is fitted with a wash hand basin and W/C set in vanity, walk in rainfall shower, heated towel rail and tile flooring.

Bedroom two another spacious double has dual aspect windows to the side and rear aspect and is laid to carpet, a further door leads to the en-suite which has a window to the rear, tile flooring, spotlights and is fitted with a wash hand basin, W/C and walk in shower. Bedrooms three and four both have windows to the front aspect and are laid to carpet, with spotlights and fitted wardrobes in bedroom three. The modern fitted family bathroom has a window to the side aspect and is laid to tile flooring with spotlights. There is a panel enclosed jacuzzi bath with shower over, wash hand basin and low level W/C.



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OUTSIDE

To the front of the property is a large block paved driveway that can accommodate parking for multiple vehicles, access to the garage, gated pedestrian access to the rear garden with an area laid to lawn and a wonderful selection of planted shrubbery and mature trees.

The secluded west facing rear garden has a paved seating area ideal for entertaining, there is a wooden shed providing additional storage space with the rest mainly being laid to lawn with mature planted borders consisting of shrubs and trees.

- Thornden School Catchment
- Three Reception Rooms
- Secluded Mature Gardens
- Incredible Four Bedroom Family Residence
- Sought-After Location
- Incredible Master Suite
- Garage & Driveway
- Two En-Suite Bedrooms
- Bi-Folding Doors
- Spacious Entrance Hall



GROUND FLOOR



1ST FLOOR



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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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

