



**Rowe  
& Co.**

**246 Bournemouth Road, Chandler's Ford**

Eastleigh

**£750,000**



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## 246 Bournemouth Road

Chandler's Ford, Eastleigh

This wonderful four-bedroom detached home is positioned on a large plot with mature gardens, the property benefits spacious accommodation throughout with plenty of scope to further improve / extend (subject to relevant planning). The ground floor comprises a spacious entrance hall, family room, lounge, study, conservatory, kitchen / dining room and a shower room. On the first floor are four well-proportioned bedrooms and a family bathroom. Outside benefits a driveway and a substantial rear garden.

### LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. The local catchment schools are Fryern Infant & Junior and Toynbee 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: F

Tenure: Freehold

- Large Mature Garden
- Spacious frontage & Driveway
- Three Reception Rooms
- Four Bedrooms
- Two Bathrooms
- Modern Kitchen / Dining Room
- Popular Location





# 246 Bournemouth Road

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## INSIDE

You enter the property into a spacious entrance hall which has been laid to oak effect flooring with stairs to the first floor and doors leading to all rooms. The wonderful family room has a bay window to the front aspect and has been laid to oak effect flooring with space for a selection of free-standing furniture. The lounge has a window to the side and french doors leading to the conservatory, again this room is laid to oak effect flooring. The conservatory has views of the rear garden with french doors leading to the patio. The heart of the home is the kitchen / dining room which has windows to the rear and an external side door. The room has been laid to herringbone effect flooring with spotlights, there is space for a large dining table and chairs to one side. The kitchen itself has been fitted with a range of wall and base level units with cupboards and drawers under with space for free standing appliances and a range style cooker. The study has a window to the front with a further door leading to the shower room. The first-floor landing has been laid to carpet with loft access and doors leading to all rooms. The spacious master bedroom has dual aspect windows and has been laid to carpet, bedroom two is another spacious double with a bay window to the front aspect, bedrooms three and four both have windows to the front. The family bathroom has a window to the rear and has been fitted with a panel enclosed bath with shower over, wash hand basin and W/C.

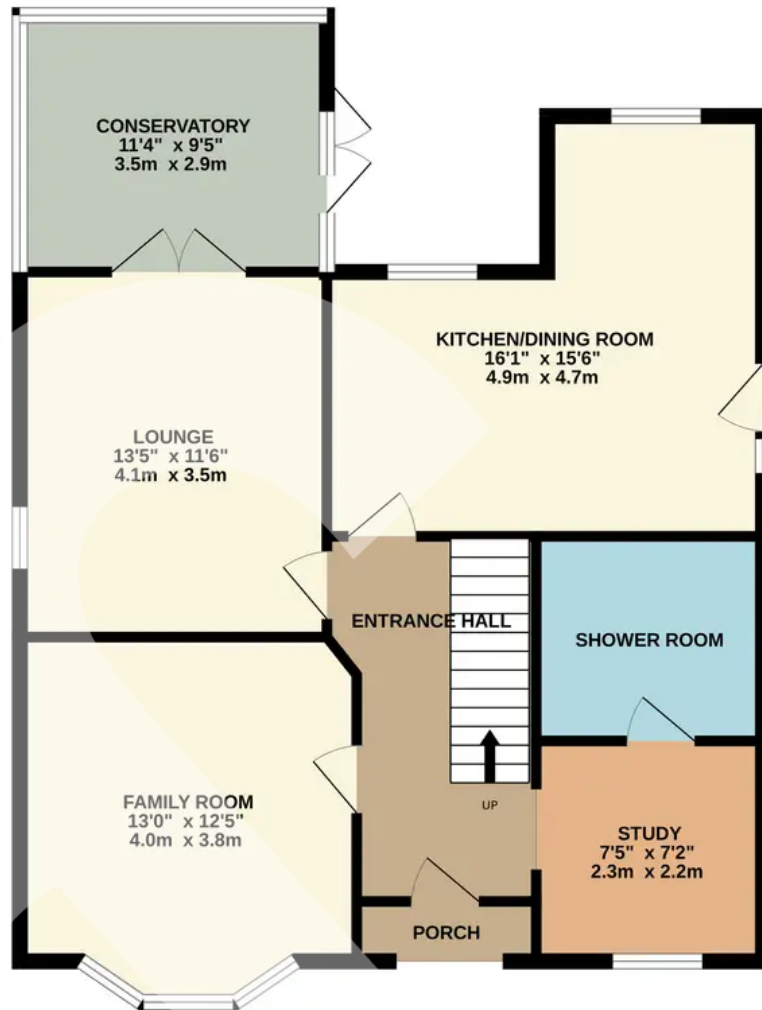
## OUTSIDE

The front of the property is well set back from the road with mature bushes and offers a large driveway with parking for multiple vehicles. To one side of the property is gated access to the rear. The incredible rear garden is completely secluded with a selection of planted shrubbery, paved seating area ideal for entertaining with the rest mostly being laid to lawn.





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!)

