



**Rowe
& Co.**

248 Bournemouth Road, Chandler's Ford

Eastleigh

In Excess of **£825,000**

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248 Bournemouth Road

Chandler's Ford, Eastleigh

This incredible detached residence sits on a large plot totalling approx. 0.27 of an acre providing total accommodation of more than 3,150 sqft. The ground floor comprises a spacious entrance hall, lounge, 35ft kitchen / dining / family room, utility room & cloakroom. Upstairs has four bedrooms with en-suite to master and family bathroom. The garage could be a fantastic home gym / further reception room. Outside benefits a gated driveway and secluded 114ft rear garden with entertainment areas and lawn. A further outbuilding provides two, one-bedroom annexes providing plenty of opportunity for any future owner. We anticipate a high level of interest an 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 school of Toynee Secondary is just a short drive, 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

EPC Energy Efficiency Rating: D

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INSIDE

You enter the property into a stunning entrance hall that has been laid to oak effect flooring with oak beams, windows to the front, stairs to the first floor and doors leading to all principal rooms. A door to one side leads into the cosy lounge which has been laid to oak effect flooring with dual aspect windows to the front and side, wood burning stove and space for free standing furniture. The heart of the home is the 35ft Kitchen / dining / family room which has been laid to oak effect flooring with french doors leading to the rear, skylights and windows allowing plenty of natural light. To one end is space for a further seating area and television, large dining table and chairs and a further wood burning stove. The kitchen itself has been fitted with a matching range of wall and base level units with cupboards and drawers under and feature island with breakfast bar. A further door leads into a utility room with access to the ground floor W/C. The first-floor landing has a window to the side, loft access and doors leading to all rooms. The master is a spacious double with en-suite shower room. There is a further three well-proportioned bedrooms and family bathroom.

- Gated Driveway & Garage
- Two Self Contained One Bedroom Annexes
- 35ft Kitchen / Dining / Living Room
- Large Secluded Garden
- Four Well Proportioned Bedrooms
- En-Suite To Master
- Utility Room
- Catchment To Popular Local Schools



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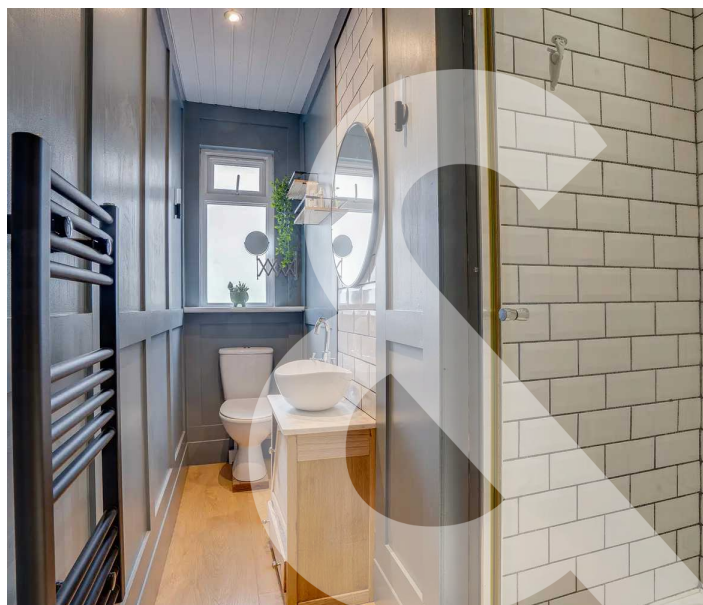
Chandler's Ford, Eastleigh

OUTSIDE

To the front of the property are a set of electric gates opening onto the gravel driveway that can accommodate parking for multiple vehicles, to one side is gated pedestrian access leading to the rear and to the other is access to the 28ft Garage / Gym via electric roller door. Laid to oak effect flooring with power, lighting and doors leading to the garden the garage is a versatile space that could be used for a multitude of purposes not just storage. The incredible 114ft rear garden has a raised seating area ideal for entertaining with a wood burning stove and pergola, steps lead to a large area laid to lawn with select shrubbery and offering complete seclusion.

ANNEXE / OUTBUILDINGS

To one side of the garden is a converted outbuilding currently providing two, one-bedroom apartments. They are currently rented with all bills included (enquire for more information) and both have their own front door with open plan lounge / kitchen, shower room and double bedroom upstairs. These are ideal for multi-generational living or as a source of income to any future owner.

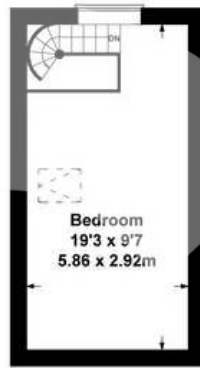


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Approximate Gross Internal Area
3154 sq ft - 293 sq m
(Including Outbuilding)



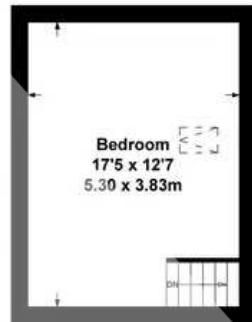
ANNEXE GROUND FLOOR



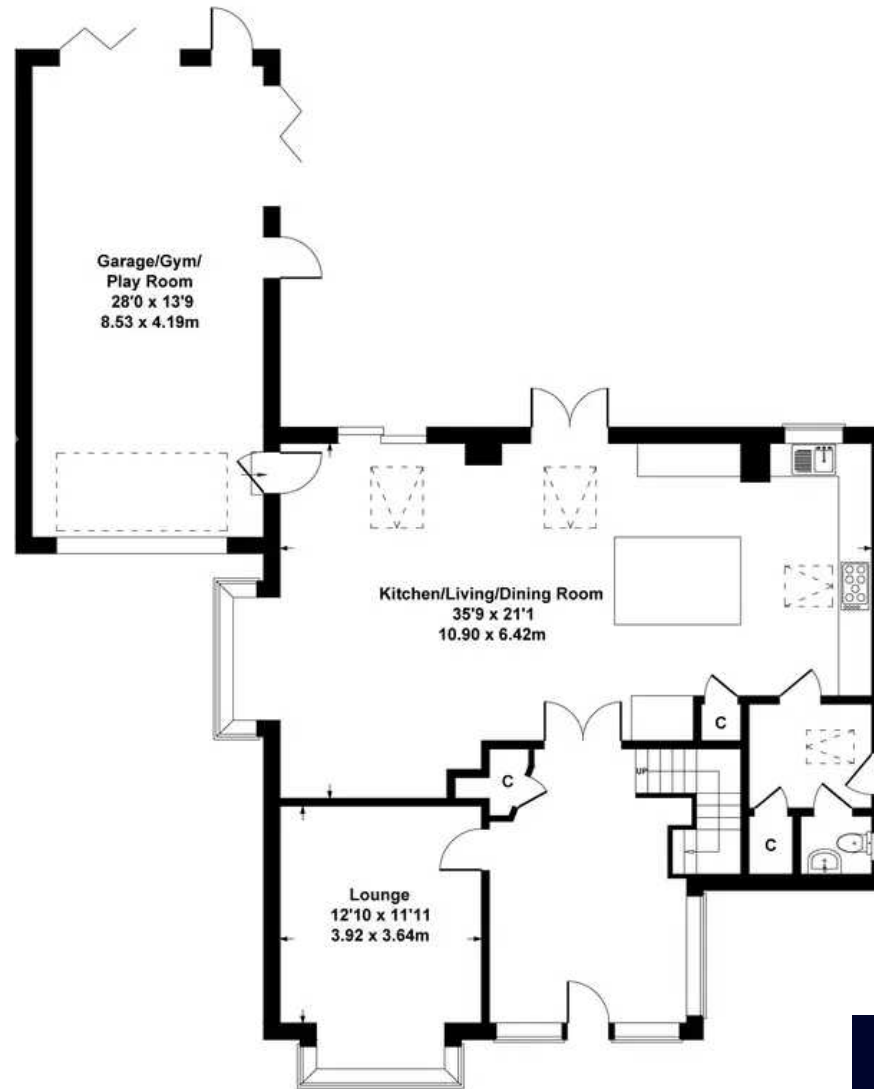
ANNEXE FIRST FLOOR



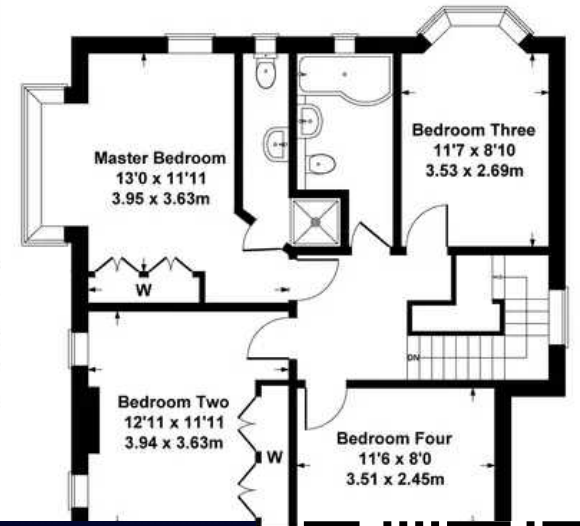
ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

