

**Rowe  
& Co.**

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

Eastleigh

In Excess of **£800,000**

Rowe  
& Co.



## 248 Bournemouth Road

Chandler's Ford, Eastleigh

**\*\*UNEXPECTEDLEY REAVAILABLE\*\*** 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 Toynbee 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: C

EPC Environmental Impact Rating: E

- Gated Driveway & Garage
- Two Self Contained One Bedroom Annexes
- 35ft Kitchen / Dining / Living Room
- Large Secluded Garden



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- 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

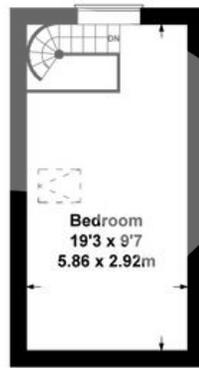


# 248 Bournemouth Road

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



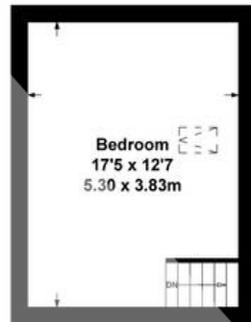
ANNEXE GROUND FLOOR



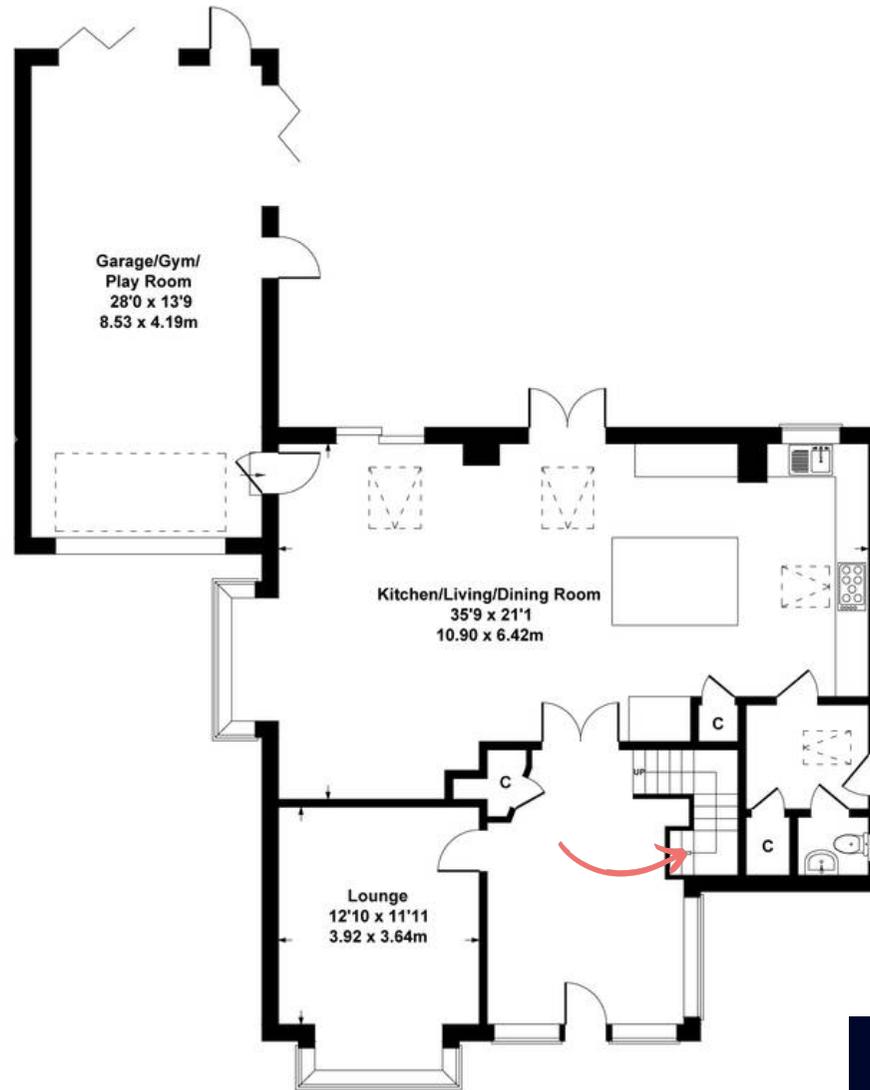
ANNEXE FIRST FLOOR



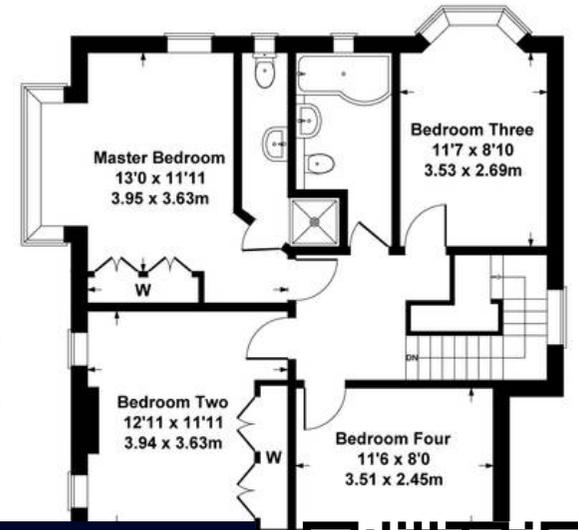
ANNEXE GROUND FLOOR



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!)

