



**Rowe
& Co.**

5 Clevelands Close, Chandler's Ford

Hampshire

In Excess of **£650,000**

Rowe
& Co.



5 Clevelands Close

Chandler's Ford, Hampshire

This spacious four-bedroom detached family home benefits three reception rooms and double garage. Clevelands Close is a quiet cul-de-sac situated on the edge of Hiltingbury within the catchment for Hiltingbury and Thornden Schools. Accommodation comprises an entrance hall, lounge, dining room, kitchen, study, conservatory and cloakroom. On the first floor are four well proportioned bedrooms with en-suite and family bathroom. Outside benefits a secluded rear garden, driveway and double garage.

LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside a selection of private schools. It is approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton. 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.

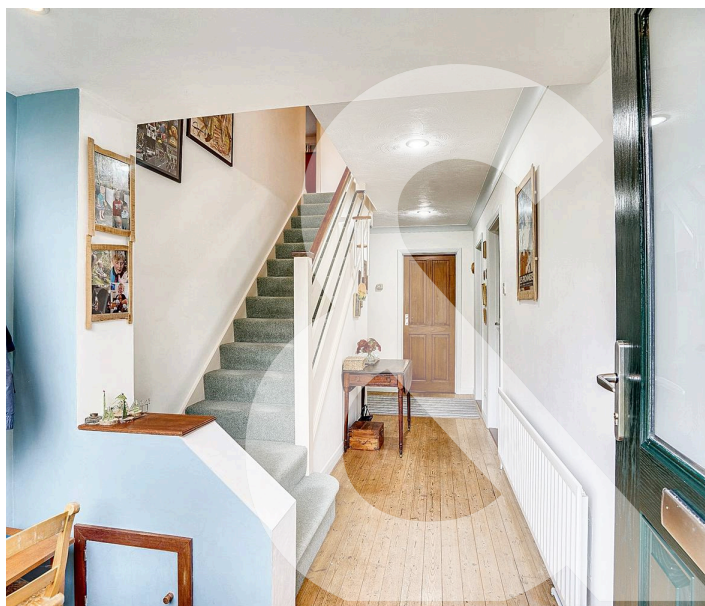
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Hiltingbury & Thornden School Catchment
- Double Garage & Driveway
- Secluded Rear Garden
- Three Reception Rooms



5 Clevelands Close

Chandler's Ford, Hampshire

INSIDE

You enter the property into an entrance hall which has been laid to wooden flooring with doors leading to all rooms and stairs to the first floor. The spacious lounge has a window to the front aspect and has plenty of space for free standing furniture with a set of internal doors leading into the dining room which can fit a large table and chairs with sliding French doors leading to the rear.

A further door leads into the kitchen / breakfast room which has been fitted with a range of wall and base level units with cupboards and drawers under with complementary worktops. A further door leads into the conservatory. From the entrance hall further doors lead to the study which has a window to the rear aspect and cloakroom.

The first floor landing is laid to carpet with doors leading to four well proportioned bedrooms with an en-suite to bedroom two and a family bathroom.

OUTSIDE

To the front of the property is a large frontage with driveway for two vehicles, access to the double garage via remote roller door with an area laid to lawn with a section of planted shrubbery. To garage provides pedestrian access to the rear.

The garden has mostly been laid to lawn with a selection of planted shrubbery and fence borders, to one side is a paved seating area. The property also benefits owned solar panels with supporting battery.



5 Cleavelands Close

Approximate Gross Internal Area
1787 sq ft - 166 sq m
(Including Garage)



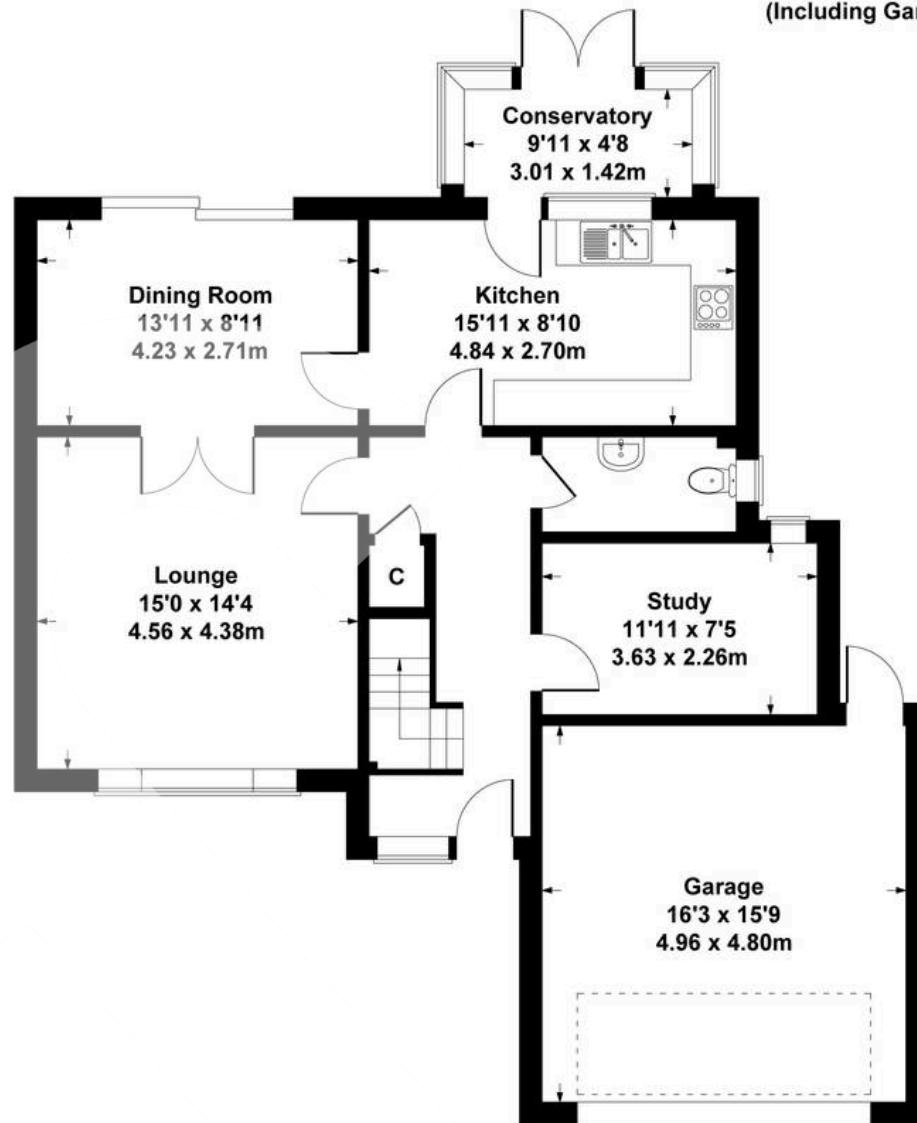
1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG



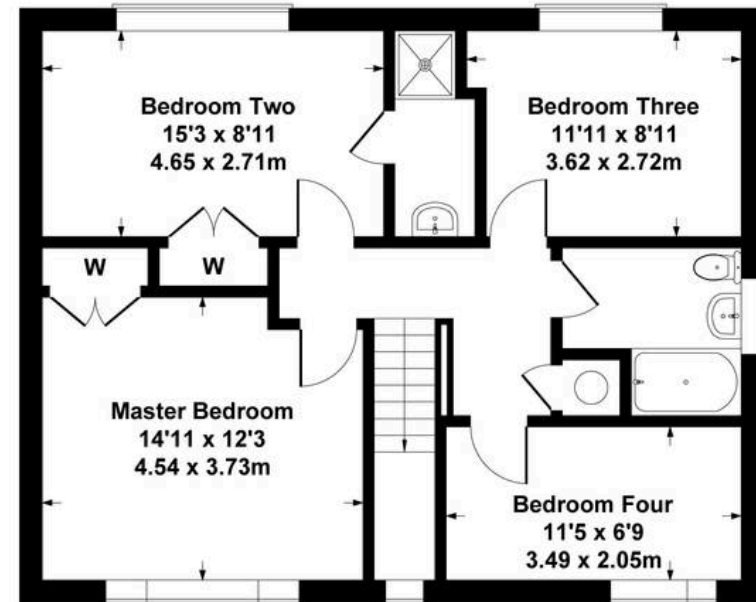
02381 102221



chandlersford@rowehomes.co.uk



GROUND FLOOR



FIRST 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!)

