



**Rowe  
& Co.**

**4 Ionic Close, Chandler's Ford**

Eastleigh

In Excess of **£495,000**



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& Co.**



## 4 Ionic Close

Chandler's Ford, Eastleigh

Offered with no forward chain and located in the popular residential area of Scantabout is this three double bedroom detached family home. This property offers any prospective buyer a wonderful opportunity to further improve / modernise and benefits being within catchment to both Scantabout & Thornden Schools. Accommodation comprises an entrance hall, lounge / dining room, conservatory, kitchen / breakfast room and W/C. On the first floor are three well proportioned bedrooms and a family bathroom.

### 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: D

Tenure: Freehold

- No Forward Chain
- Three Well Proportioned Bedrooms
- Large Frontage
- Garage & Driveway
- Lounge / Dining Room
- Scantabout & Thornden Catchment
- Popular Location





# 4 Ionic Close

Chandler's Ford, Eastleigh

## INSIDE

You enter the property into an entrance hall with doors leading to all rooms and stairs to the first floor. To one side is the 22ft lounge / dining room which has a large window to the front aspect, a feature electric fire and plenty of space for free standing furniture.

To one end are a set of sliding doors that lead into the conservatory. The kitchen / breakfast room has a window to the rear and door to the side, the kitchen itself is fitted with a range of wall and base level units with cupboards and drawers under and complementary worktops. The cloakroom has a window to the side and is fitted with basin and W/C.

The first-floor landing has a window to the side, doors leading to all rooms and access to the loft space. All three bedrooms are well proportioned double rooms with fitted wardrobes whilst the family bathroom has been fitted with a panel enclosed bath with shower over, wash hand basin, W/C and heated towel rail.

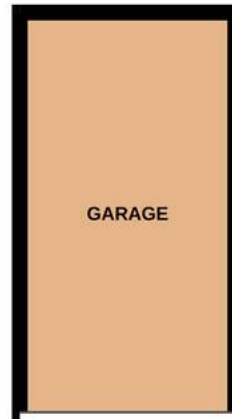
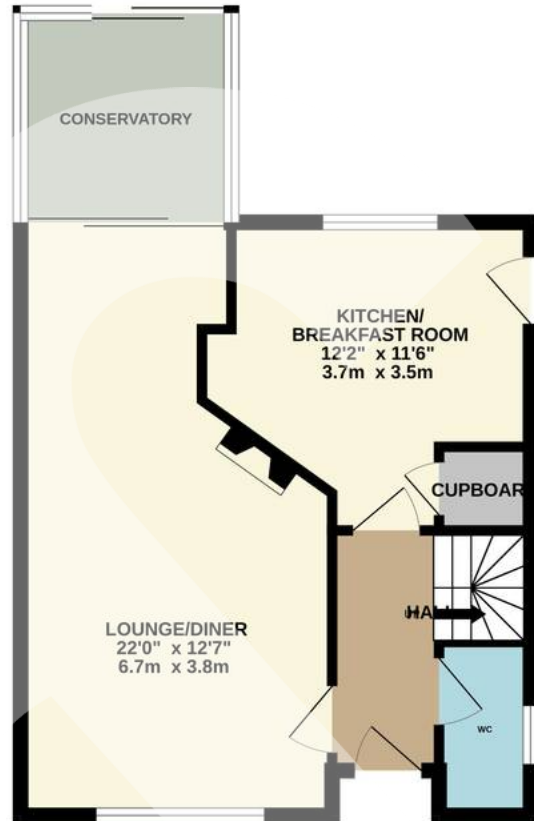
## OUTSIDE

The front of the property benefits a large frontage that comprises a driveway providing parking for multiple vehicles with the rest mainly laid to lawn with a selection of planted shrubbery, to one side is gated pedestrian access to the rear.

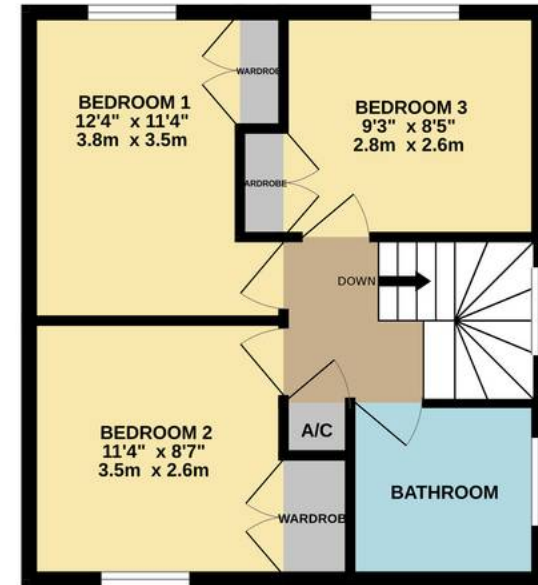
There is a detached garage with up and over door. The garden has mostly been laid to paving with a selection of shrubbery.



GROUND FLOOR



1ST FLOOR



**REQUEST  
VIEWING**

(GOTTA BE QUICK!)



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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