



**Rowe  
& Co.**

**18 Kelburn Close, Chandler's Ford**

Eastleigh

OIEO £450,000

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## 18 Kelburn Close

Chandler's Ford, Eastleigh

This wonderful four-bedroom family home has been thoughtfully extended by the current owners and finished to tasteful décor. The home offers versatile accommodation with a ground floor bedroom and shower room, ideal for a growing family or multi-generational living. The ground floor comprises an entrance porch, lounge, shower room, bedroom and 30ft Kitchen / dining / family room. 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

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Catchment To Popular Schools
- Extended To The ground Floor
- Four Bedrooms
- Two Bathrooms
- 30ft Kitchen / Dining Family Room
- Driveway



# 18 Kelburn Close

Chandler's Ford, Eastleigh

## INSIDE

You enter the property into an entrance porch that leads into the spacious lounge which is laid to carpet with a bay window to the front aspect and stairs leading to the front floor. A further door leads into a lobby area with a storage cupboard, utility cupboard and doors leading to the remaining accommodation. To the rear is a large double bedroom with vaulted ceiling and a fitted wardrobe.

The modern shower room has been fitted with a walk-in shower, wash hand basin, W/C and heated towel rail. The real heart of the home is the 30ft Kitchen / dining / family room which has a window to the front aspect and bi folding doors to the rear. The room has been laid to oak effect flooring with spotlights and a skylight. To one end is space for a dining table and chairs and further seating.

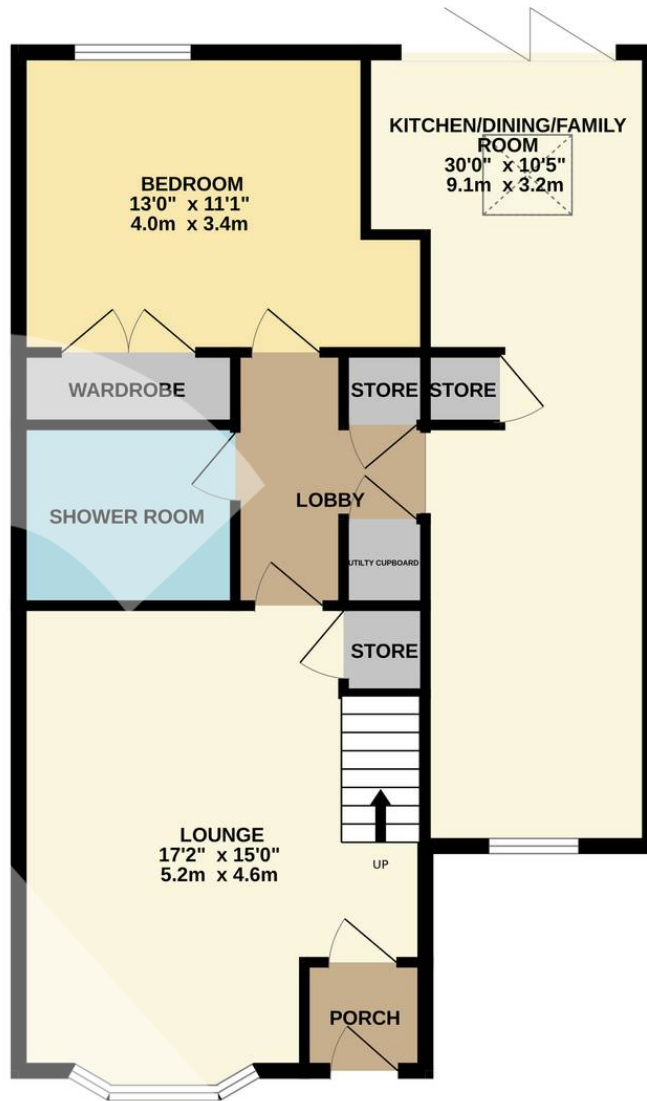
The kitchen itself has been fitted with a range of wall and base level units with cupboards and drawers under and complimentary worktops. There is space for a free-standing fridge freezer with integrated double ovens, hob with extractor over and dishwasher. The first-floor landing has been laid to carpet with doors leading to all rooms and access to the lift. There are three well-proportioned bedrooms with a family bathroom.

## OUTSIDE

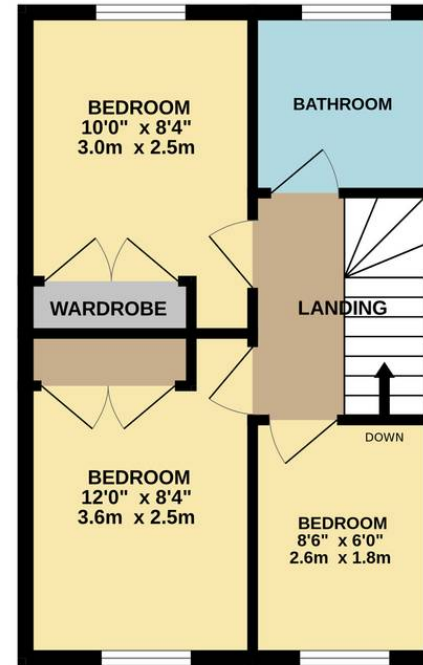
To the front of the property is a driveway that can accommodate parking for two vehicles. The rear garden has a paved seating area ideal for entertaining with an area laid to lawn with a selection of planted shrubbery. To the far end is a stylish glass boarder with steps leading to the shed that provides useful storage space.



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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