



Rowe
& Co.

127a Kingsway, Chandler's Ford

Eastleigh

In Excess of £1,000,000

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127a Kingsway

Chandler's Ford, Eastleigh

This stylish and substantial home offers versatile accommodation spanning just over 3,000 SqFt and is positioned in one of the most sought-after locations in Chandler's Ford. The property offers an attractive, contemporary design and is easily suited for families or multi-generation living. Originally built in 2014 the current owners have further extended and finished with tasteful décor throughout.

Accommodation comprises an entrance hall, study, dining room, lounge, kitchen / breakfast room and W/C to the ground floor. Three bedrooms with en-suite to master and a family bathroom on the first floor and a spacious master suite, shower room, dressing room / snug and utility area to the lower ground floor. Outside benefits a large driveway with landscaped grounds and an outbuilding.

LOCATION

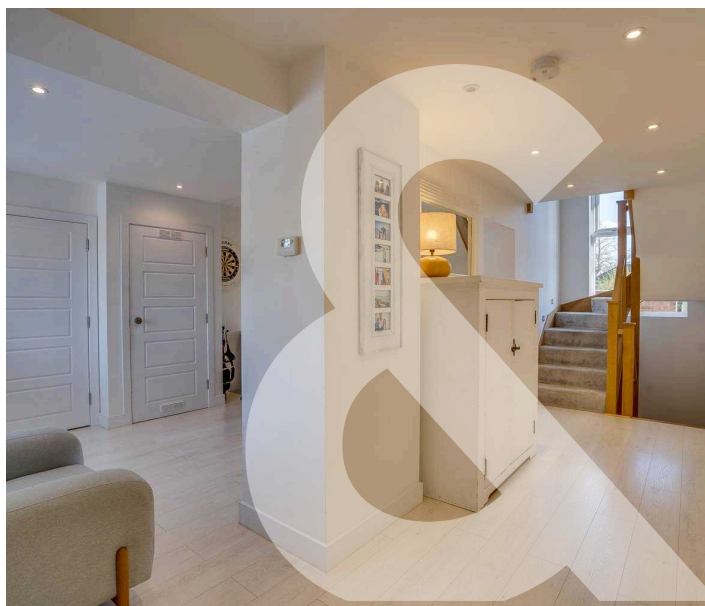
Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside 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: B

EPC Environmental Impact Rating: B



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INSIDE

You enter the property into a spacious entrance hall that is laid to oak effect flooring with spotlights and stairs leading to both the lower ground & first floor. An opening to one side leads into a versatile area that has windows to the front and rear aspect and is currently used as a study with a storage cupboard / boiler cupboard and space for coats and shoes with access to the cloakroom.

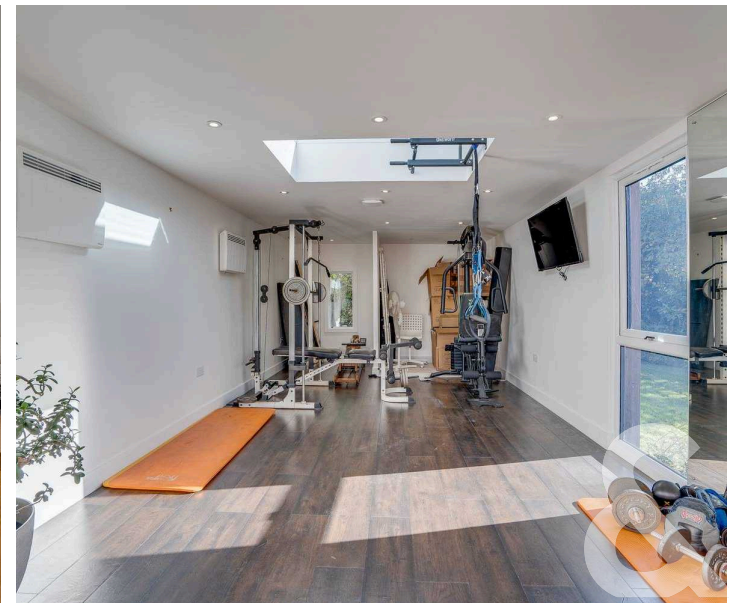
A door to one side opens into the formal dining area which has bi folding doors leading to the terrace and is laid to oak effect flooring with space for a large dining table and chairs. A sliding door opens in the cosy lounge which has a window to the front aspect and has been laid to carpet with spotlights and a feature wood burning stove to one side. From the dining room you step into the stunning 22ft Kitchen / Breakfast room which has sliding French doors leading to a heated seating area on the terrace, a skylight, feature wooden beams, spotlights and windows to the front aspect. The kitchen itself is fitted with a contemporary range of wall and base level units with complimentary worktops and a central island with breakfast bar. Appliances include a wine cooler, fridge, freezer, dishwasher, double ovens and hob with extractor over.

The first-floor landing has been laid to carpet with doors leading to all rooms. All three bedrooms are well proportioned double rooms with fitted wardrobes and laid to carpet, the master has an en-suite shower room with wash hand basin & W/C and Juliet balcony. From the landing a further door opens into the sleek family bathroom. The lower ground floor is currently used as the wonderful master suite with a large snug / dressing room, bathroom and spacious bedroom. Laid to oak flooring with underfloor heating with bi folding doors opening to the rear garden. On this floor you can also access the utility area.

- Thornden School Catchment
- Prime Hiltingbury Location
- Versatile Accommodation Of Just Over 3,000 sqft



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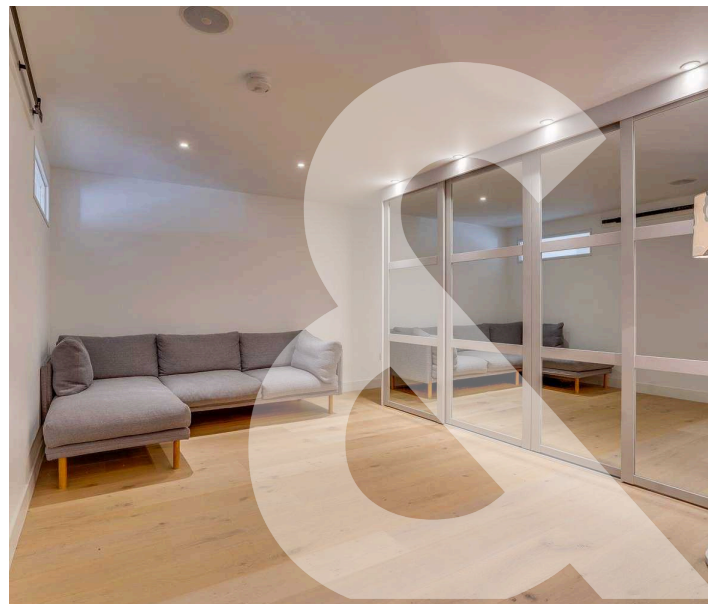
Chandler's Ford, Eastleigh

OUTSIDE

To the front of the property is a large driveway laid to block paving that provides parking for multiple vehicles. To one side of the property is gated pedestrian access to the rear with a selection of planted shrubbery.

The thoughtfully landscaped gardens wrap around the property and offer a range of entertainment areas, with patio terraces and individual seating areas.

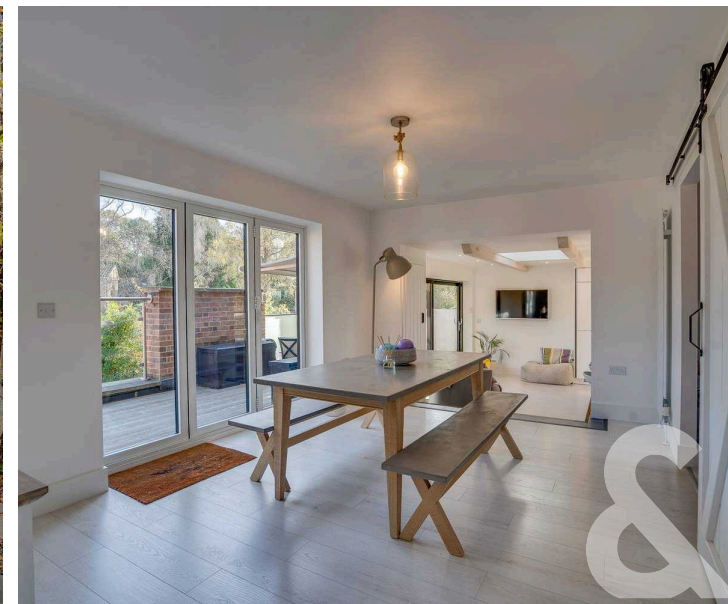
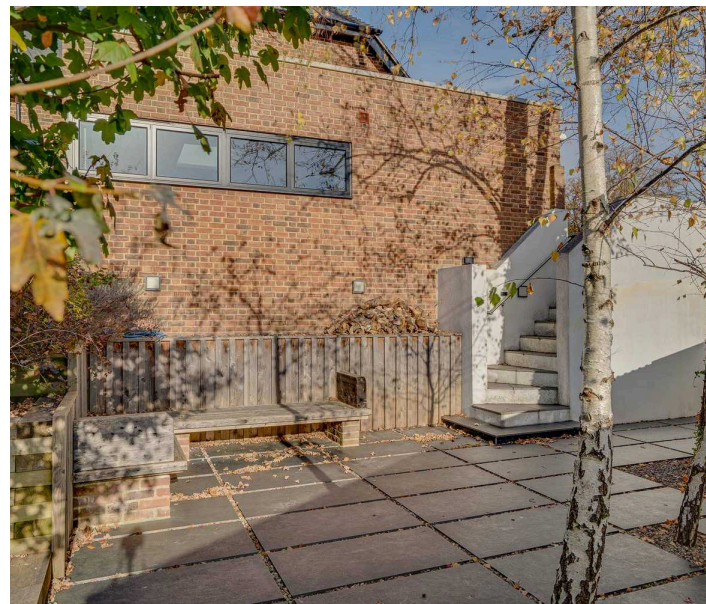
The substantial outbuilding is currently used as a home gym but could easily be an office or garden room. The rest of the garden is laid to lawn with a further variety of plants and shrubs.



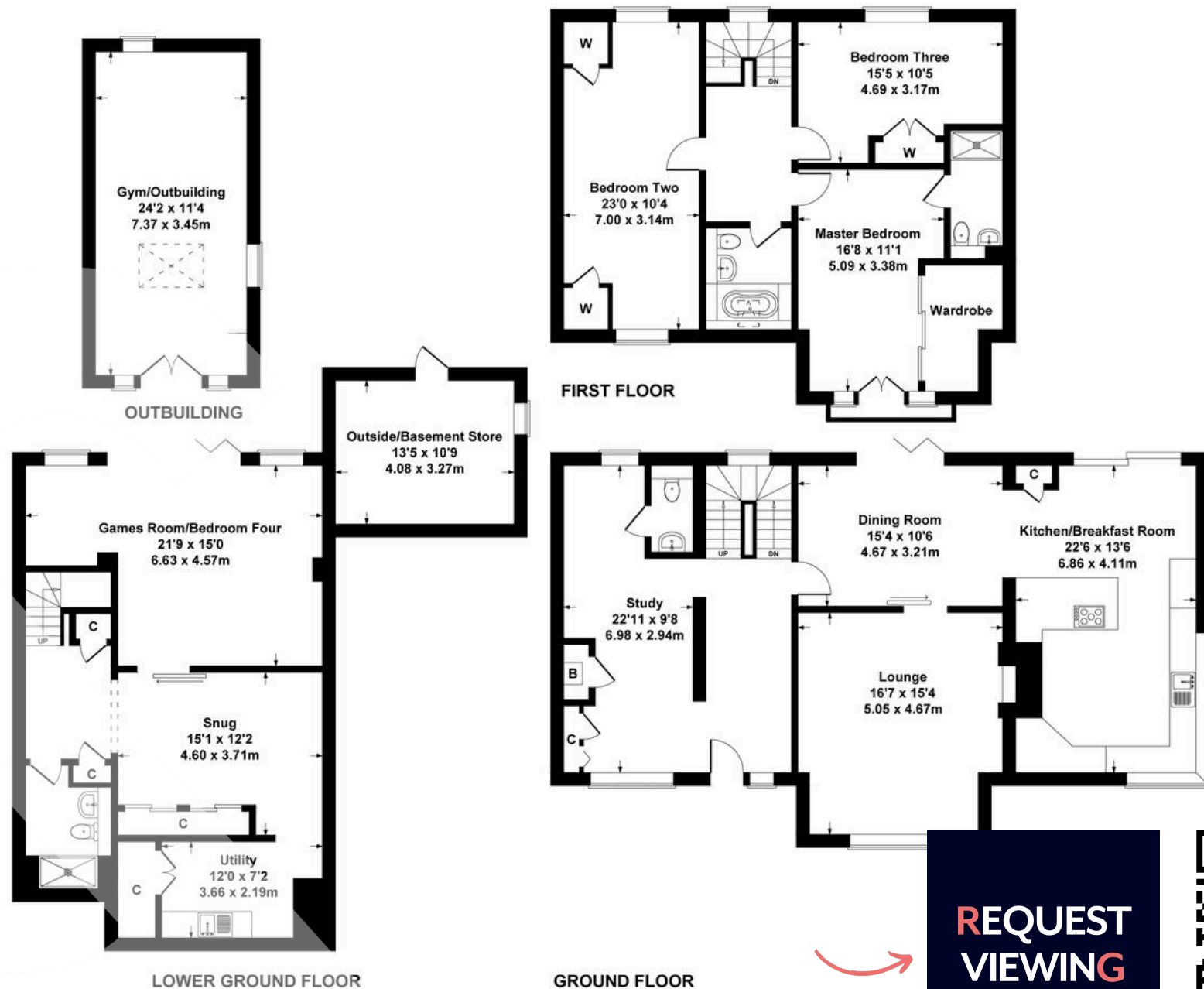
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- Thornden School Catchment
- Prime Hiltingbury Location
- Versatile Accommodation Of Just Over 3,000 sqft
- Four Bedrooms
- Opportunity To Further Extend (Subject To Relevant Planning)
- Three Bathrooms
- Outbuilding / Gym / Home Office
- Large Driveway & Landscaped Gardens
- Stunning Contemporary Kitchen / Dining / Family Room.



127A Kingsway
Approximate Gross Internal Area
3132 sq ft - 291 sq m
(Including Outbuildings)



**REQUEST
VIEWING**

(GOTTA BE QUICK!)



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.