

A photograph of a two-story brick house with a white garage door and a gravel driveway. The house has a dark tiled roof and white window frames. A large, semi-transparent watermark is overlaid on the left side of the image.

**Rowe  
& Co.**

**38 Carlyn Drive, Chandler's Ford**

Eastleigh

**£575,000**

Rowe  
& Co.



## 38 Carlyn Drive

Chandler's Ford, Eastleigh

This wonderful four-bedroom detached home is set in a quiet cul-de-sac and only a short distance to the centre of Chandlers Ford. Accommodation to the ground floor comprises an entrance hall, lounge / dining room, kitchen / breakfast room, store/study and W/C. On the first floor are four well-proportioned bedrooms with en-suite to master and family bathroom. Outside has a large frontage with driveway, garage and a secluded south facing rear garden.

### LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. The local catchment schools are Chandlers Ford Infant, Merdon Junior and Toynbee Secondary school, 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: E

Tenure: Freehold

EPC - Ordered

- South Facing Rear Garden
- Garage & Driveway
- En-Suite To Master
- Four Well Proportioned Bedrooms



# 38 Carlyn Drive

## Chandler's Ford, Eastleigh

### INSIDE

You enter the property into a spacious entrance hall that is laid to oak flooring with doors leading to all rooms and stairs to the first floor. A door to one side leads into the spacious lounge / dining room which has a window to the front aspect and is laid to oak flooring.

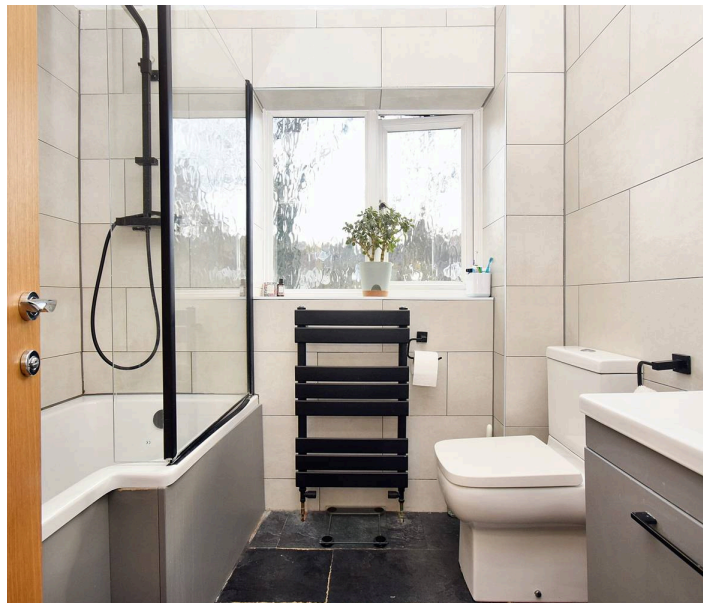
There is plenty of space for a selection of furniture and large dining table. Sliding French doors lead into the conservatory. The kitchen / breakfast room has a window to the rear and has been laid to tile effect flooring, there is space to one side for a table and chairs. The kitchen itself has been fitted with a range of wall and base level units with complimentary worktops, fitted appliances include an induction hob with extractor over, oven, dishwasher, fridge / freezer and washing machine.

There is a boot room / study with a window to the front and the cloakroom has been fitted with a wash hand basin and low-level W/C. The first floor landing has been laid to carpet with a storage cupboard and doors leading to all rooms. The master bedroom has fitted wardrobes and is laid to carpet with a window to the front aspect, a further door leads to a modern en-suit. There are three further well-proportioned bedrooms which are serviced by the modern family bathroom.

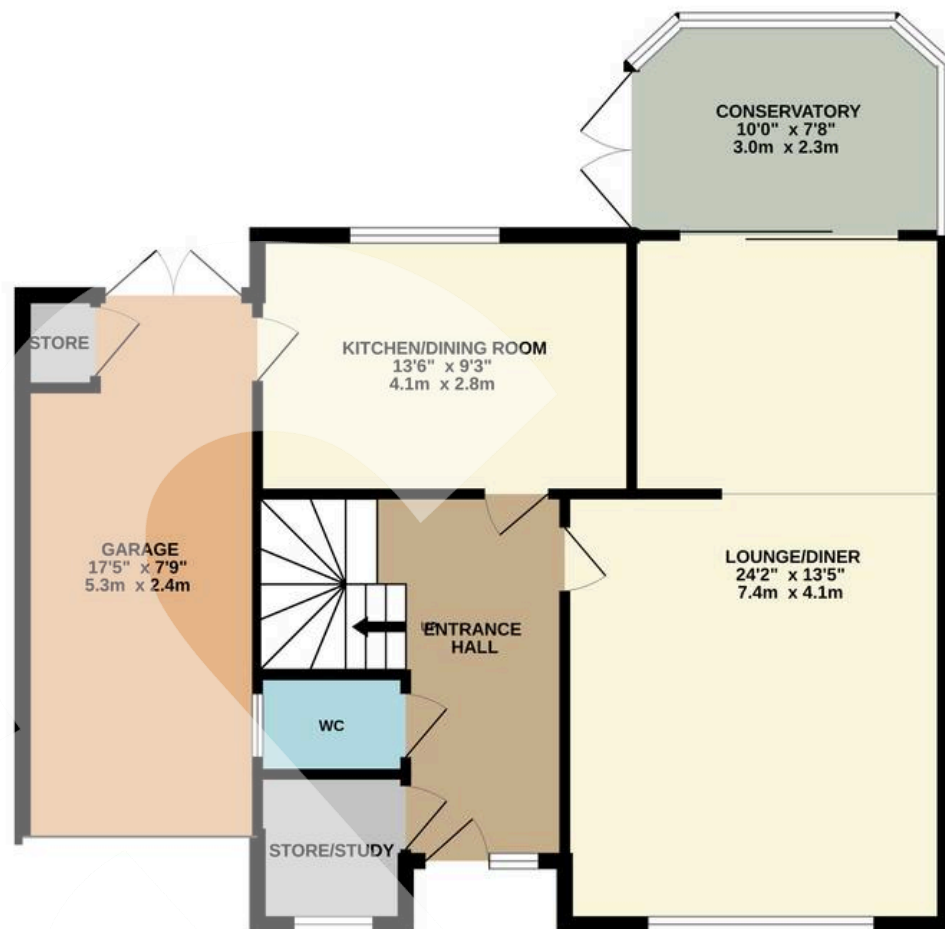
### OUTSIDE

To the front of the property is a driveway and area laid to lawn with planted shrubbery, there is access to the garage via electric door that also provides pedestrian access to the rear.

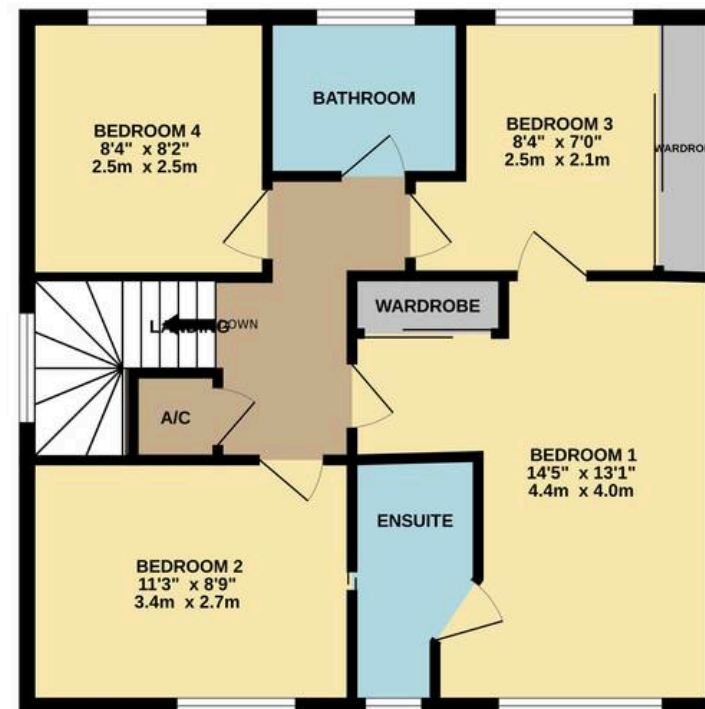
The secluded south facing rear garden has mostly been laid to lawn with a paved seating area, decked pergola and wooden shed providing useful storage space and a selection of planted shrubbery & flowers.



GROUND FLOOR



1ST FLOOR



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Chandlers Ford,  
SO53 2GG



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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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**REQUEST  
VIEWING**

(GOTTA BE QUICK!)

