

A two-story brick house with a large front porch and a paved driveway. The house has a red brick exterior and a dark blue front door. The driveway is paved with dark grey bricks in a herringbone pattern. The house is surrounded by greenery, including trees and bushes. The sky is blue with some clouds.

**Rowe  
& Co.**

**47 Brownhill Road, Chandler's Ford**

Hampshire

In Excess of **£1,000,000**



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& Co.**



## 47 Brownhill Road

Chandler's Ford, Hampshire

This truly exceptional family home is set on an established plot approaching 0.3 acres and has accommodation spanning 3,531 sqft. The current owners have thoughtfully extended the property with tasteful décor and architectural features throughout. The ground floor comprises a spacious entrance hall, family room, kitchen / dining / family room, lounge / dining room, cloak room and utility. There is also the benefit of a self-contained studio annexe with kitchenette and shower room. Upstairs features four well proportioned double bedrooms with family bathroom and two en-suites. Externally the home has a large block paved driveway that can accommodate parking for multiple vehicles and a large secluded rear garden.

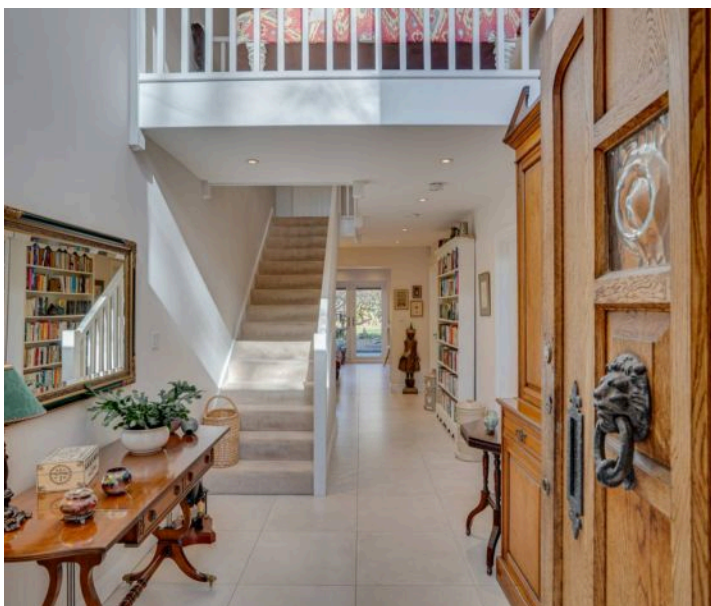
### LOCATION

Chandler's Ford is a popular location with a variety of shops, restaurants, and traditional pubs. There are outstanding local primary schools and the ever-sought-after Toynbee Secondary, alongside several well-regarded private schools. Approximately a 15-minute drive to Winchester and to Southampton, both cities extensive range of facilities. The M3 and M27 are 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





# 47 Brownhill Road

Chandler's Ford, Hampshire

## INSIDE

You enter the property into a glorious entrance hall that is laid to tile flooring with spotlights and doors leading to all principal rooms including the cloakroom, stairs to the first floor with under stair storage. A door to one side leads into the versatile family room which has been laid to oak effect flooring with windows to the front aspect. The end of the entrance hall opens into the magnificent 25ft kitchen / living / family room which has been laid to tile flooring with underfloor heating with spotlights.

There are French doors leading to the rear, skylights and a window overlooking the rear garden. There is plenty of space for a large table and chairs with a walk in larder to one end. The kitchen itself is fitted with a matching range of shaker style wall and base level units with cupboards and drawers under and complementary worktops. There is a central island with breakfast bar and appliances include two fridge / freezers, wine cooler, dishwasher and range style cooker with extractor over. A further door leads into the utility / boot room which has a window to the side and door to the rear.

The utility room has worktops with space and plumbing for a washing machine and tumble dryer. From here you access the self-contained studio annexe which has been laid to carpet with a window to the front aspect and side door. There is plenty of space for free standing furniture and a kitchen area to one side with en-suite shower room. From the kitchen internal folding doors lead into the wonderful 26ft lounge / dining room which has been laid to parquet flooring with a window to the front aspect and wood burning stove to one side. The conservatory is accessible from external French doors and is currently used as a garden / sunroom.

- Four Double Bedrooms
- Self Contained Studio Annexe





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Chandler's Ford, Hampshire

The gallery style landing has been laid to carpet with doors leading to all rooms, access to the airing cupboard and large storage cupboard. To one side is a bespoke fitted bookshelf with cupboards and there is space for a desk or seating.

The master bedroom has been laid to carpet with a window overlooking the rear garden, large, fitted wardrobe / cupboard and modern fitted en-suite. Bedroom two also overlooks the rear garden and is laid to carpet with en-suite.

Bedrooms three and four both overlook the front with fitted wardrobes and carpet, they are serviced by the stunning family bathroom.

- Four Double Bedrooms
- Self Contained Studio Annexe
- Approx Plot of 0.3 Acres
- Stunning Kitchen / Dining / Family Room
- Four Bathrooms
- Accommodation of 3,531 Sqft





## 47 Brownhill Road

Chandler's Ford, Hampshire

### OUTSIDE

The front of the property has a large block paved driveway that can accommodate parking for multiple vehicles, there is gated pedestrian access to the rear and a selection of planted trees and shrubbery.

The established rear garden has a variety of wooden sheds and a green house that provide useful storage space and a compost area to one end.

There is a large paved seating area ideal for entertaining with the rest most being laid to lawn with a selection of mature plants and shrubs.



## 47 Brownhill Road

Approximate Gross Internal Area  
3531 sq ft - 328 sq m



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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!]

