



**Rowe  
& Co.**

**26 Leven Close, Valley Park**

Hampshire

**£695,000**



Rowe  
& Co.



## 26 Leven Close

Valley Park, Hampshire

### INTRODUCTION

This wonderful four bedroom family home has been meticulously renovated & extended by the current owners, highlights include a stunning kitchen / dining / family room, high spec appliances, new boiler and plumbing, flooring and decoration. Located in this highly desirable road within Valley Park and falling within the catchments for the popular Hiltingbury and Thornden schools. Accommodation to the ground floor comprises an entrance hall, lounge, kitchen / dining / family room, utility and W/C. On the first floor are four well proportioned bedrooms with en-suite to master and family bathroom. Outside benefits a double garage, driveway and south – west facing rear garden.

### LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Transport links 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 Energy Efficiency Rating: C

- Hiltingbury & Thornden Catchments
- Double Garage & Driveway
- Extended & Renovated
- South / West Facing Garden
- Utility Room
- Further Planning To Convert Garage





# 26 Leven Close

Valley Park, Hampshire

## INSIDE

You enter the property into a spacious entrance hall which is laid to oak effect flooring with doors leading to further accommodation, under stair storage and stairs leading to the first floor. A door to one side leads into the lounge which has a bay window to the front aspect and window to the side, the room has plenty of space for a variety of free-standing furniture and is laid to oak effect flooring.

The real heart of the home is the incredible 20ft kitchen / dining / family room which has dual aspect windows to the side and rear with sliding French doors to the garden. The room has been laid to oak effect flooring with space for a large dining table and further furniture. The kitchen itself has been fitted with a matching range of wall and base level units with cupboards and drawers under, central island and complementary worktops. Fitted appliances include double ovens, induction hob with extractor over, fridge / freezer and dishwasher. A further door leads into the utility room with door leading to cloakroom and internal access to the garage.

The first-floor landing has been laid to carpet with access to the loft and doors leading to all rooms. The master bedroom has a window to the front aspect and has been laid to carpet with fitted wardrobes to one side and a door leading to the modern en-suite shower room. There are three other well-proportioned bedrooms all laid to carpet and serviced by a modern family bathroom which is fitted with a panel enclosed bath, walk in shower, wash hand basin and W/C.

## OUTSIDE

To the front of the property is a driveway that can accommodate parking for multiple vehicles, there is gated pedestrian access to the rear and an area of planted shrubbery. You can also access the garage via two up and over doors. The wonderful south / west facing rear garden has a paved seating area with the rest being laid to lawn with a selection of planted shrubbery.





# 26 Leven Close

Approximate Gross Internal Area  
1679 sq ft - 156 sq m  
(Including Garage)



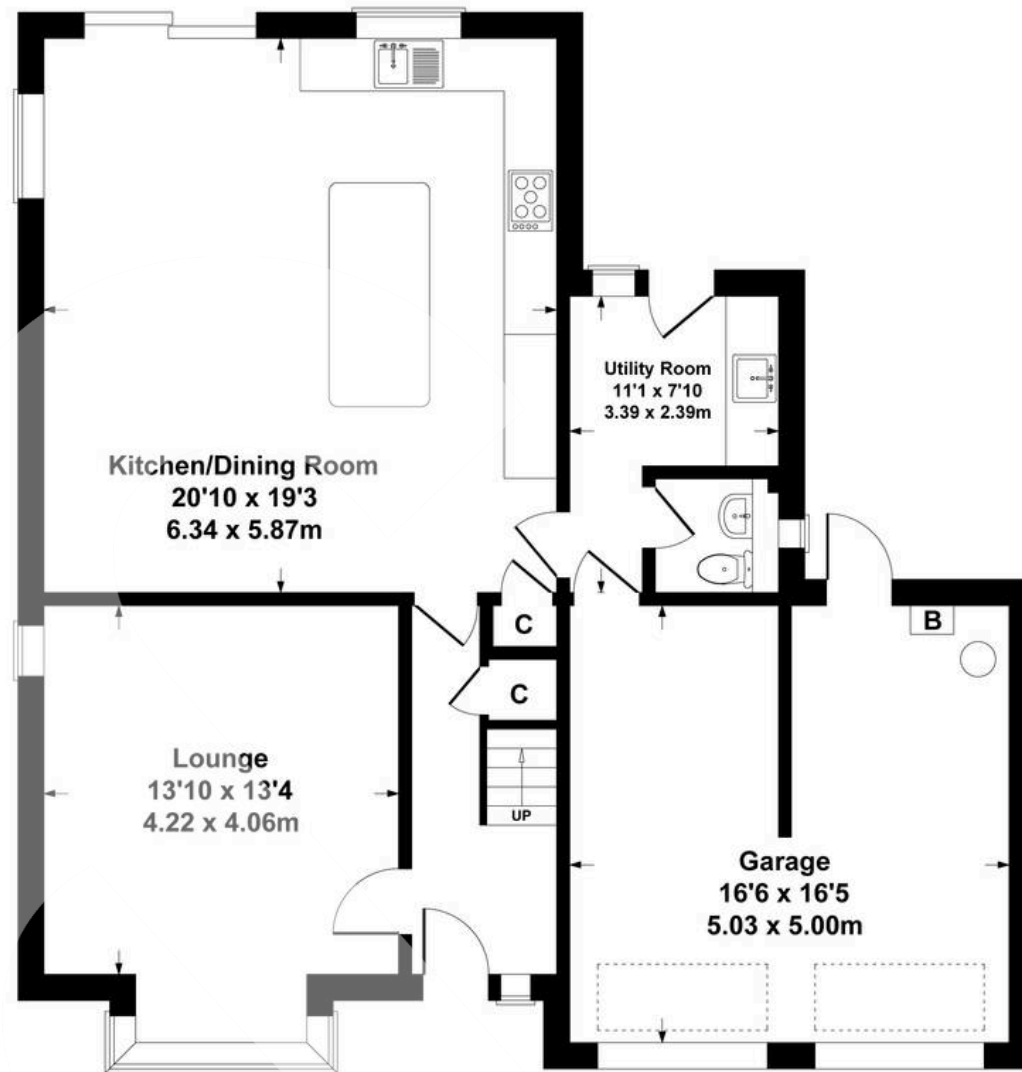
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GROUND FLOOR



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 the specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

**REQUEST  
VIEWING**

(GOTTA BE QUICK!)

