



Rowe
& Co.

2 Pennard Way, Valley Park

Hampshire

£625,000



2 Pennard Way

Valley Park, Hampshire

This wonderful four bedroom detached property occupies a secluded position within this popular residential road. The home has been tastefully finished by the current owners with versatile accommodation throughout. The ground floor comprises an entrance hall, kitchen / dining / family room, study, utility and cloakroom. On the first floor are four bedrooms with en-suite to master and family bathroom. Outside benefits a double garage and driveway with 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

- Double Garage & Driveway
- Kitchen / Dining / Family Room
- Desirable Location
- Four Bedrooms
- Study



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Valley Park, Hampshire

INSIDE

You enter the property into a spacious entrance hall that is laid to oak flooring with doors leading to all rooms including W/C and stairs to the first floor. A door to one side leads into the study which has a window to the front aspect and is laid to oak flooring. Further doors lead into the kitchen / dining / family room which is the real heart of the home and has dual aspect windows to the side and rear. The room is laid to oak flooring with spotlights with space for a dining table and further furniture. The kitchen itself is fitted with a range of shaker style wall and base level units with a central island / breakfast bar and complementary worktops. Appliances include a range style cooker with gas hob, dishwasher and space for a free-standing fridge / freezer. An opening to one end leads into the utility room which has matching units and external door. From the kitchen you access a wonderful seating area with vaulted ceilings and skylights which offers a versatile space with folding doors leading to the garden.

The first-floor landing has been laid to carpet with doors leading to all rooms and access to the loft space. The master bedroom has a window to the side with fitted wardrobes and a door leading to the en-suite shower room. There are three further bedrooms all with fitted wardrobes that are serviced by the family bathroom.

OUTSIDE

To the front of the property is a driveway laid to shingle providing parking for multiple vehicles, there is access to the double garage with an area laid to lawn with a variety of planted shrubbery. The wonderful west facing rear garden has gated pedestrian access to one side and has a large, paved seating area ideal for entertaining. The rest of the garden is mostly laid to lawn with a selection of planted shrubbery.



2 Pennard Way

Approximate Gross Internal Area
1701 sq ft - 158 sq m
(Including Garages)



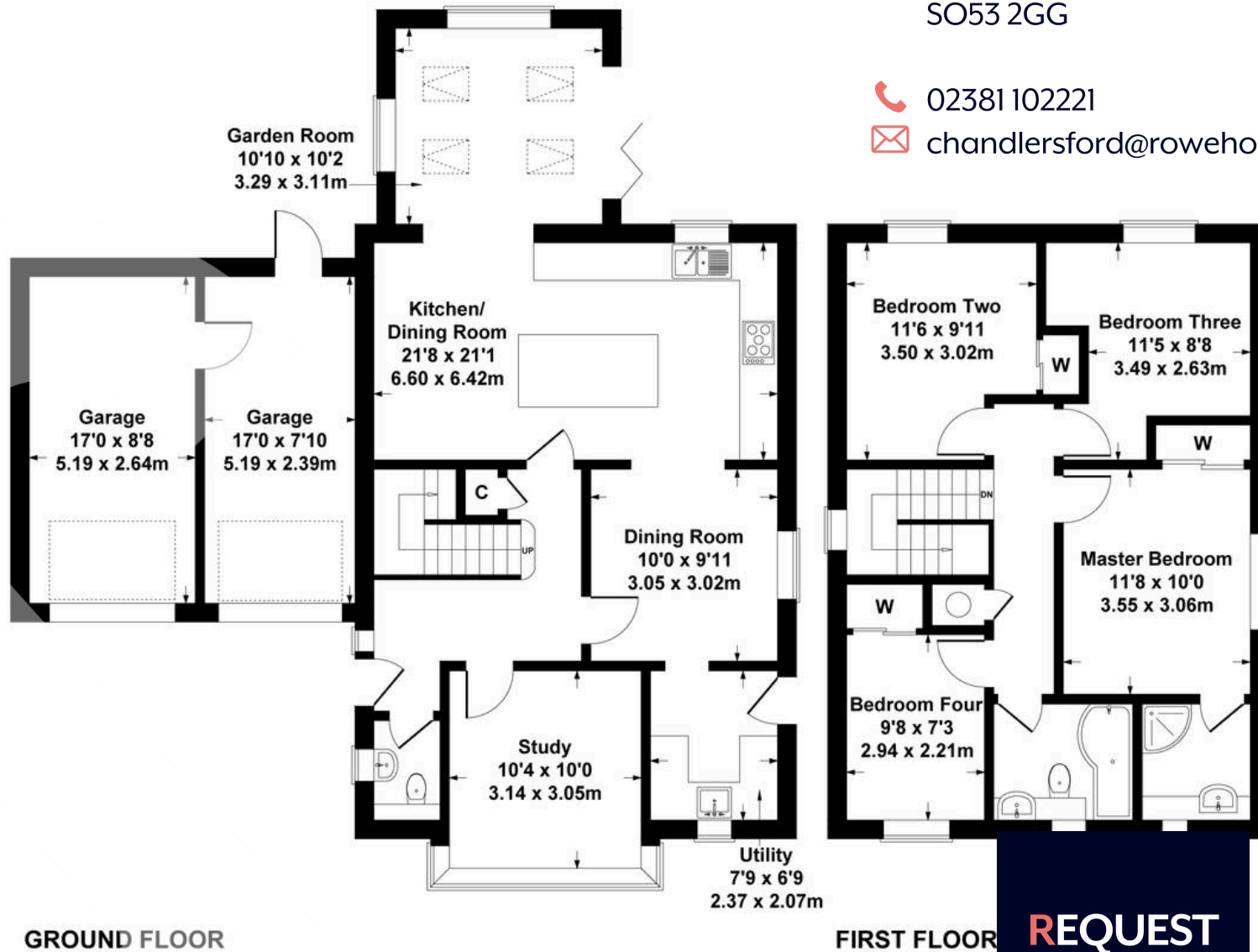
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Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes 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!)

