

**Rowe
& Co.**

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FOR SALE

2 Skipton Road, Chandler's Ford

Eastleigh

£775,000

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& Co.



2 Skipton Road

Chandler's Ford, Eastleigh

This beautifully presented and substantial detached four-bedroom family home set towards the southern end of Chandler's Ford on a large established plot. The property has been extended by the current owners and finished with tasteful décor throughout. Accommodation to the ground floor comprises a large entrance hall, kitchen / breakfast room, lounge, dining room and W/C. On the first floor are four bedrooms with a shower room and bathroom. Outside benefits a large driveway that can accommodate parking for up to 9 vehicles with a large established southerly facing rear garden with garage and utility room.

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four Bedrooms
- South Facing Rear Garden
- Garage & Driveway
- Two Reception Rooms
- Two Bathrooms



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INSIDE

You enter the property into a spacious entrance hall that is laid to carpet with doors leading to further rooms including the W/C and stairs leading to the first floor. A door to one side opens into the 20ft Kitchen / breakfast room which has dual aspect windows to the front and rear aspect and is laid to oak effect flooring with spotlights.

The kitchen itself has been fitted with a range of Oak wall and base level units with cupboards and drawers under with complimentary worktops and a central island / breakfast bar. There is space for a free-standing range style cooker, American style fridge freezer and dishwasher. The formal dining room is a wonderful space that has a window to the front aspect and is laid to tile flooring, there is plenty of space for a large table and chairs with an opening to the far end that leads into the 20ft lounge. This spacious room has been laid to carpet with a window to the side, skylight and French doors to the rear, there is a feature wood burning stove to one side.

The first-floor landing has been laid to carpet with loft access and doors leading to all rooms. There are four well proportioned double bedrooms all laid to carpet that are serviced by both a shower room & bathroom.

OUTSIDE

To the front of the property is a large driveway that can accommodate parking for multiple vehicles with gated pedestrian access to the rear access to the garage and utility room with a selection of planted shrubbery. The wonderful south facing rear garden has a paved seating area ideal for entertaining with mature tree and hedge lined bordered with the rest mostly laid to lawn.



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Approximate Gross Internal Area
2099 sq ft - 195 sq m
(Including Garage & Utility)



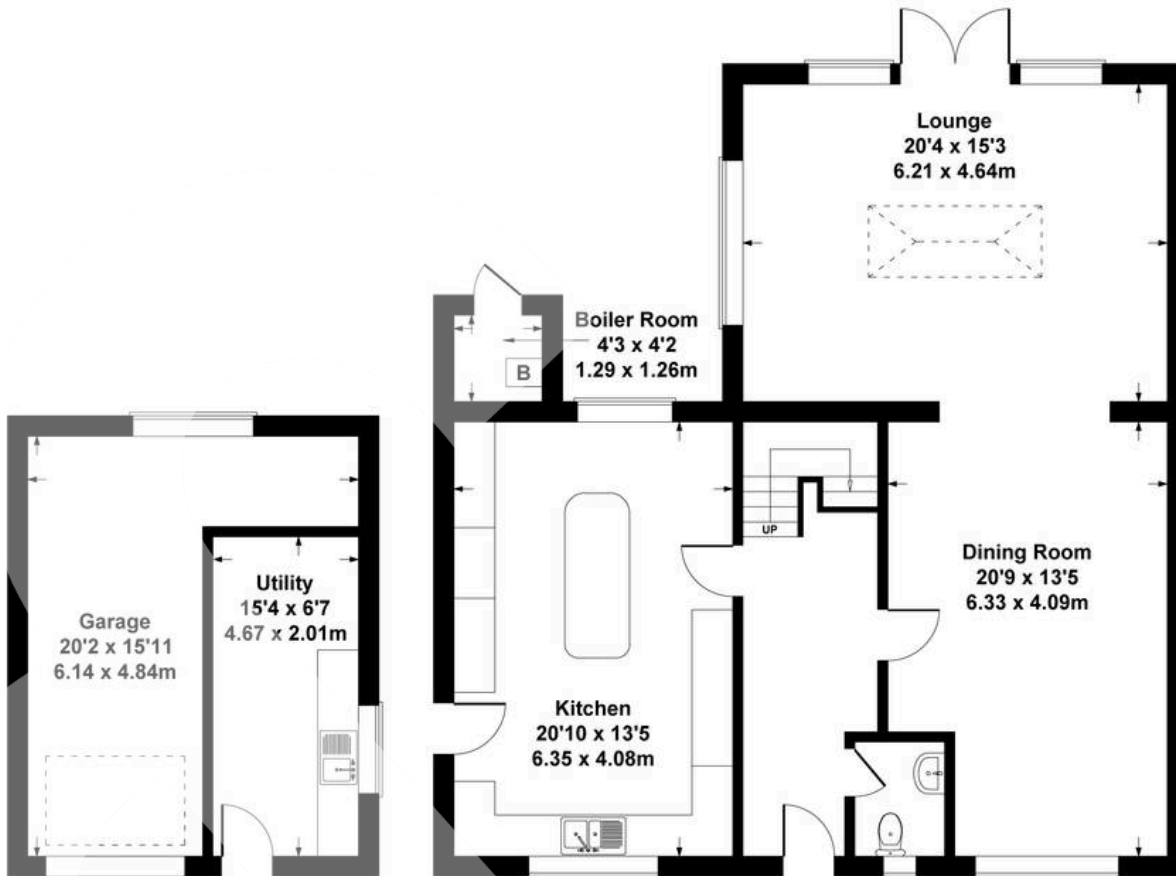
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SO53 2GG



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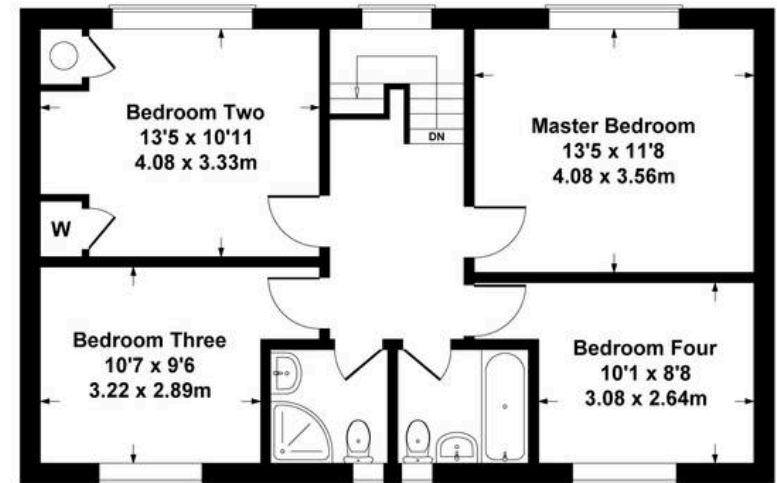


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GARAGE

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!)

