



**Rowe
& Co.**

23 Leven Close, Chandler's Ford

Eastleigh

£650,000



23 Leven Close

Chandler's Ford, Eastleigh

Offered with no forward chain is this executive four-bedroom family home positioned in a secluded position overlooking the local green within this popular cul-de-sac. The property offers an excellent opportunity to further improve / modernise and falls within catchment to the ever-popular Hiltingbury and Thornden Schools. Accommodation to the ground floor comprises Entrance Hall, lounge, dining room, kitchen, study, breakfast room, utility and cloakroom. On the first floor are four well-proportioned bedrooms with en-suite to master and family bathroom. Outside benefits a large driveway with secluded south / west facing rear garden.

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

- No Forward Chain
- Four Bedrooms
- Three Reception Rooms
- South / West Facing Rear Garden
- Hiltingbury & Thornden Catchment

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INSIDE

You enter the property into an entrance hall that has doors leading to further rooms and stairs to the first floor. A door to one side leads into the lounge which has a dual aspect window with a bay to the front and feature fireplace to one wall.

Double doors then lead into the dining room which has plenty of space for free standing furniture and an opening to the conservatory that has French doors leading to the rear garden. The kitchen has a window to the rear aspect and has been fitted with a range of wooden wall and base level units.

From the kitchen a further door leads into the breakfast room which has sliding doors to the rear and access to the utility room and cloakroom. The study / bedroom five is a versatile space with a window to the front aspect.

On the first floor are four well proportioned bedrooms with fitted wardrobes in bedroom two and the master which also has an en-suite shower room. The remaining bedrooms are serviced by the family bathroom.

OUTSIDE

To the front of the property is a large block paved driveway that provides parking for multiple vehicles, there is access to the garage / store via roller doors and gated pedestrian access to the rear with a selection of planted shrubbery.

The south / west facing rear garden has a paved seating area with further seating and pergola, a large area laid to lawn and a variety of planted flowers and shrubs.



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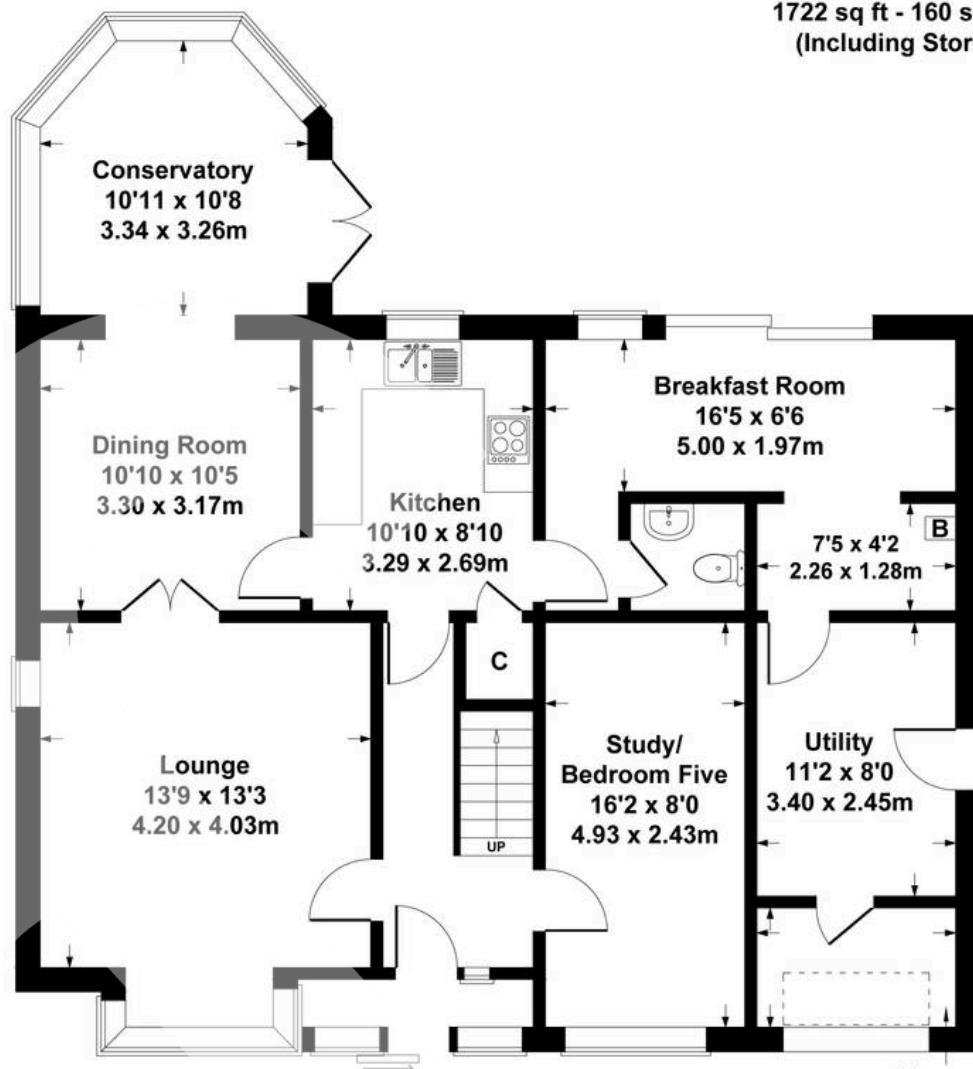


23 Leven Close

Approximate Gross Internal Area
1722 sq ft - 160 sq m
(Including Store)

📍 1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG

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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!)

