



**Rowe
& Co.**

234 Twyford Road, Eastleigh

Eastleigh

In Excess of **£850,000**

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234 Twyford Road

Set within a large established plot with a wonderful aspect backing onto the River Itchen Navigation with views out across the water meadows. This truly stunning four bedroom detached home offers spacious and flexible throughout with the accommodation measuring over 2300sqft, an early view is advised.

The split level accommodation can be found across five levels briefly comprising on the upper floor, an entrance hall, kitchen, dining room, study along with bedrooms three, four and a bathroom. On the ground floor level hosts the 27ft sitting room, bedroom two and bathroom, there is a utility room along with a boiler room.

On the lower ground floor the master bedroom offers a separate dressing room. All the accommodation benefits from a lift along with access to terrace areas overlooking the stunning rear river aspect.

Outside, the stunning rear river aspect has to be the main feature of the property with far reaching views over the water meadows and the river Itchen. To the front there is a detached double garage along with parking.



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The front door opens into the spacious entrance hall which has stairs leading up to both the kitchen and the dining room. The dining room has a window and door to the front aspect and lift access.

The kitchen has a window to the side aspect and has been fitted with a range of wall of base with work tops over, integrated appliances including fridge/freezer, dishwasher, double oven induction hob with extractor over. Inset sink unit.

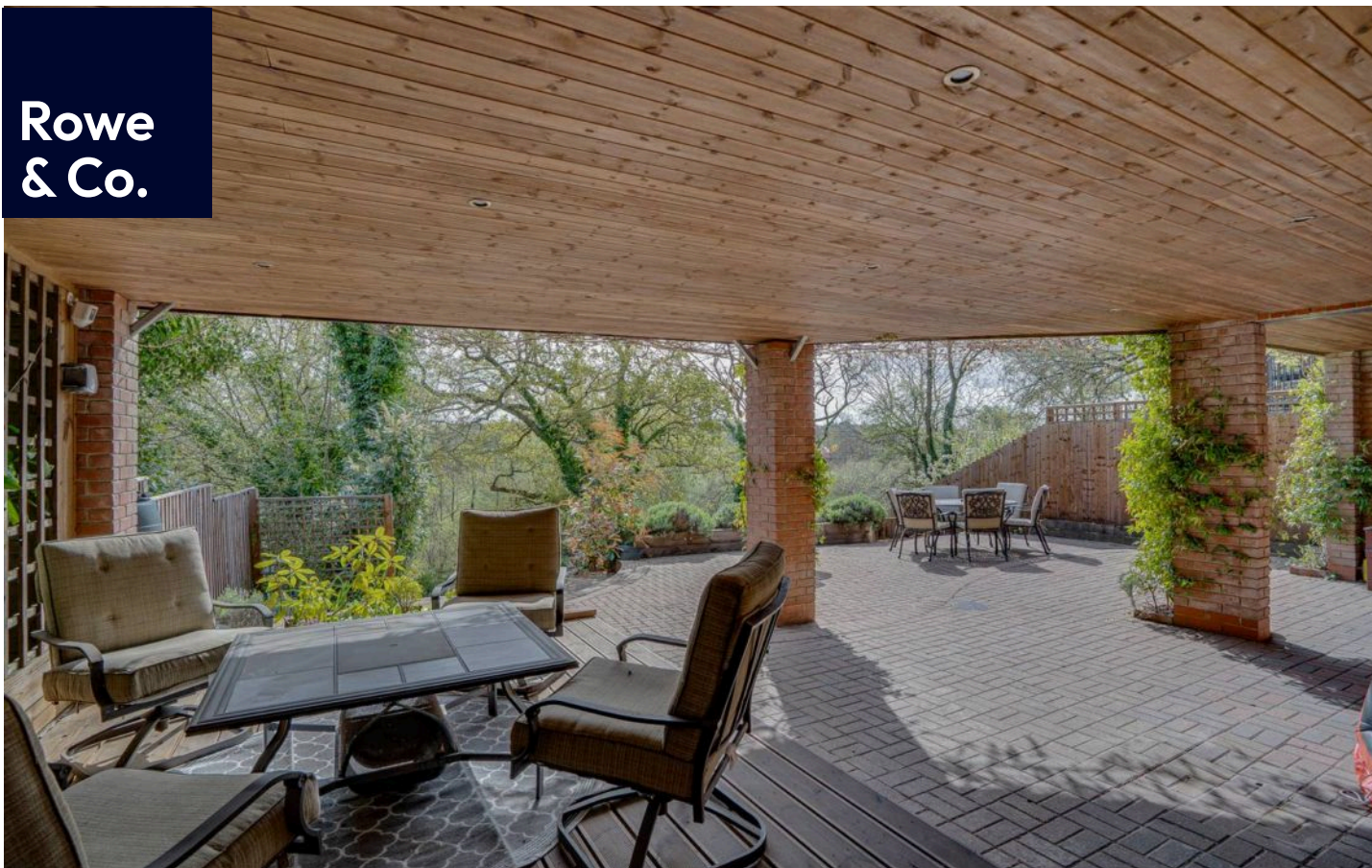
The study can be found to the front of the property and has fitted units and a window to the side.

There is a cloakroom, which has been fitted with a WC and a sink unit. From the dining room stairs lead up to both bedrooms three and four.

Both of which have windows overlooking the rear aspect and benefit from access the adjacent bathroom which has been fitted with a modern white suite with panel bath, sink unit and WC with complementary tiling. Velux window.



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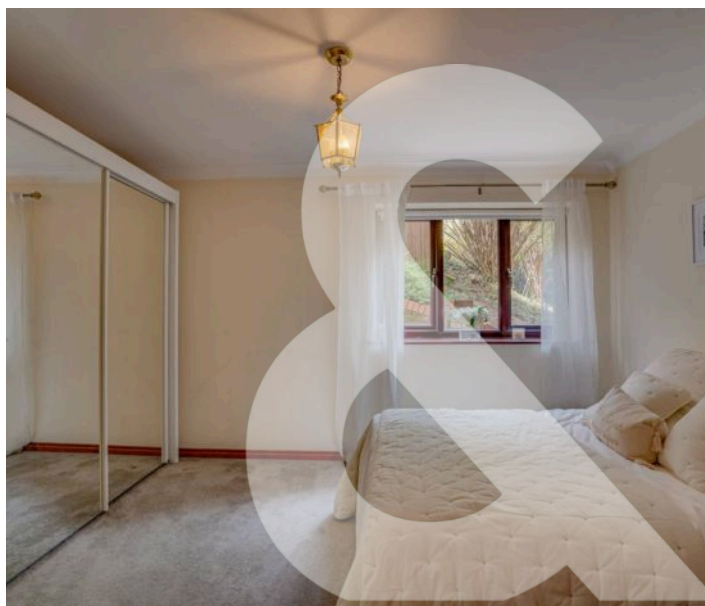
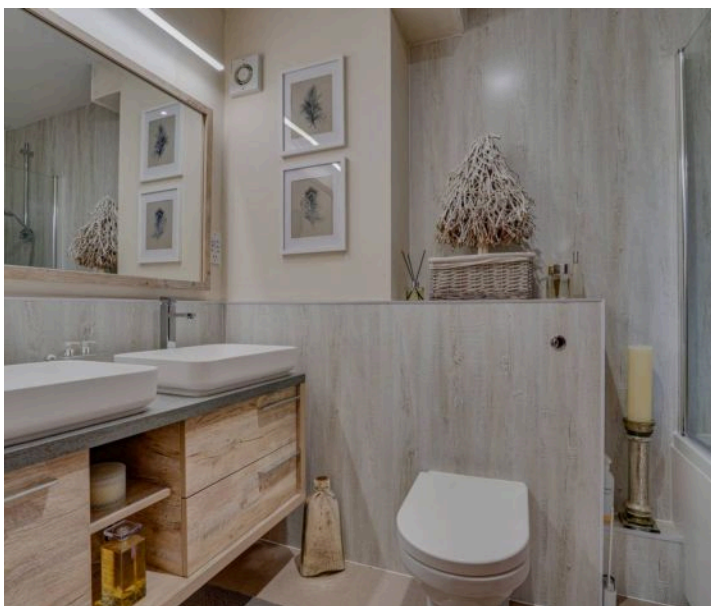


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On the ground floor the feature sitting room is bright and light and has two sets of doors opening out to the large balcony, along with a feature fireplace with in set wood burner and lift access. Bedroom two is good size and has a window to the side and the adjacent bathroom has a panelled bath, twin sink unit and WC. The utility room has a door to the side along with base units and space for appliances, sink unit with a door to the boiler room. On the lower ground floor stairs lead down to the future master bedroom which has doors out to the garden, there is a window to the side and wet room facilities, sink unit and WC, shower. The dressing room has a window to the rear has a fitted wardrobe and lift access.

Outside

To the front of the property a driveway provides parking for a number of cars and leads to the detached double garage. Which has up and over electric door power and light. There are tree and shrub borders, gated side pedestrian access to the rear garden. The truly stunning rear garden is mainly lawned which steps down to the river. Steps lead through the garden, there is a large block paved terrace area, various seating areas with elevated views. A range of mature trees and shrubs give an established feel.



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Location

Situated in the location of Allbrook, just outside the towns of Chandlers Ford and Eastleigh, where there is a range of shops and amenities close by. Allbrook is conveniently placed for easy access to the M3 and M27 and the mainline stations at Southampton Parkway and Eastleigh.

Tenure: Freehold

- Rear Garden Backing Onto The River Itchen
- Navigation
- Five Bedrooms
- Double Garage & Driveway
- 2314 sq ft Internal Area
- Three Bathrooms
- Lift
- Terraced Seating Area
- 27ft Lounge
- Flexible Accommodation Throughout



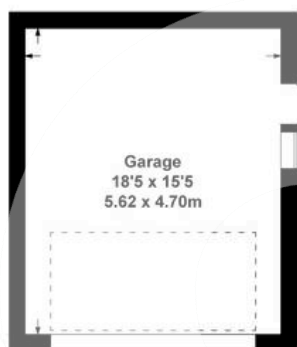
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Chandlers Ford,
SO53 2GG

 02381 102221

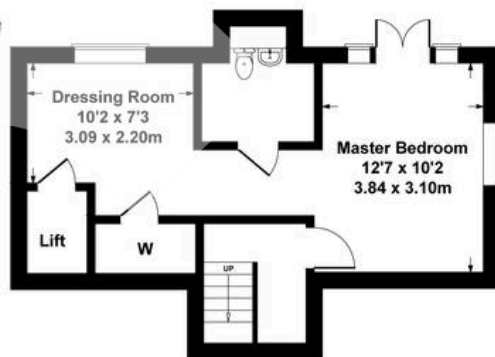
 chandlersford@rowehomes.co.uk

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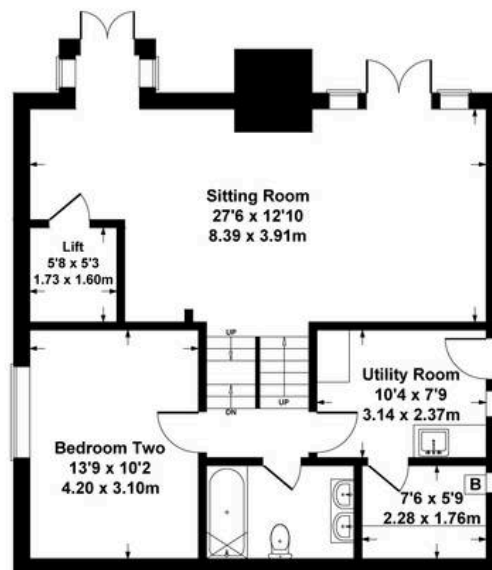
Approximate Gross Internal Area
2314 sq ft - 215 sq m
(Including Garage)



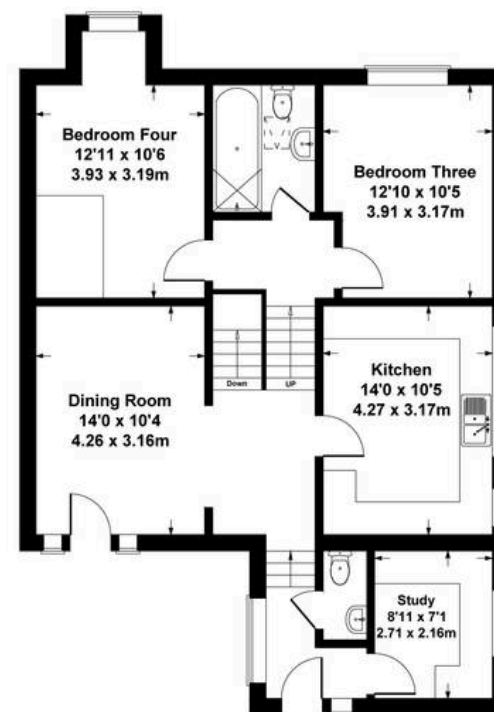
GARAGE



LOWER GROUND FLOOR



GROUND FLOOR



UPPER GROUND 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!]

