



Rowe
& Co.

40 Chiltern Crescent, Fair Oak

Eastleigh

£570,000

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Fair Oak, Eastleigh

Offered with no forward chain is this superb four double bedroom home in the ever-popular Crowdhill development just a short walk to Stoke Park woods. The current owner has tastefully upgraded this home with new features such as Oak doors, space saving radiators and landscaping to name a few. The ground floor accommodation comprises an entrance hall, 27ft kitchen / dining / family room, lounge, study, utility cupboard and W/C. On the first floor are four double bedrooms with en-suite to master and family bathroom. Outside benefits a driveway, garage and fully landscaped east facing rear garden with solar panels and an EV charging point.

LOCATION

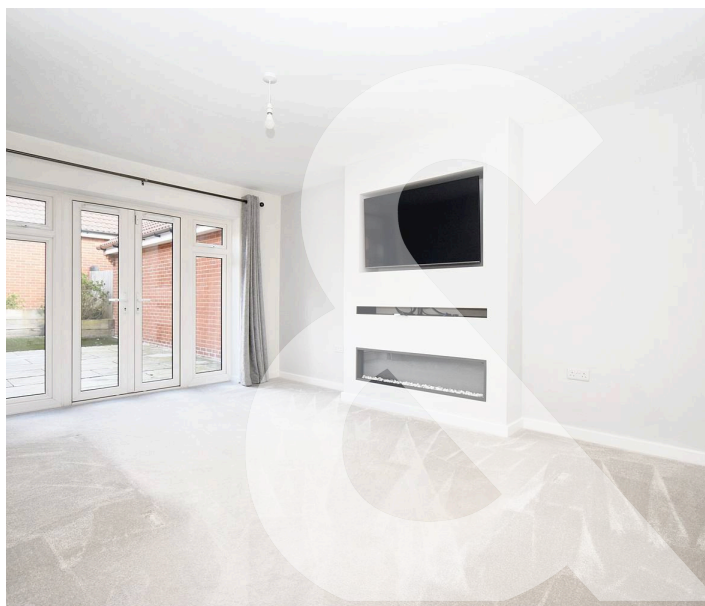
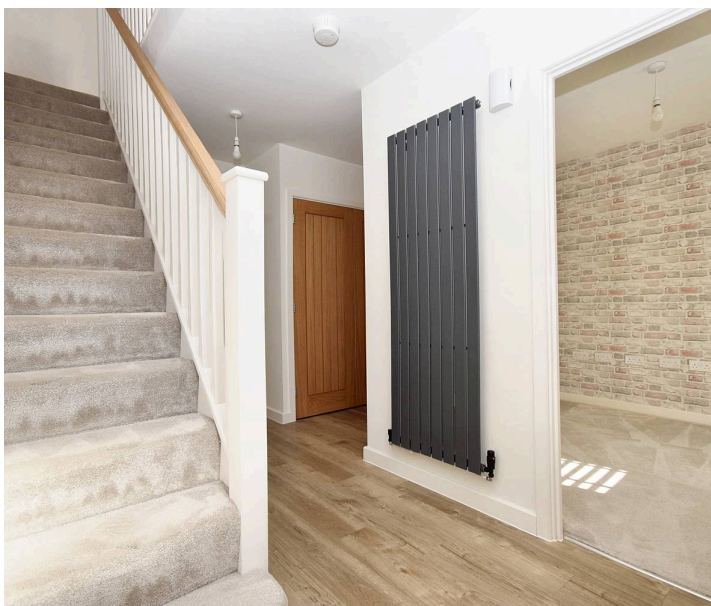
The property enjoys a private and peaceful location within the new Crowdhill development, set away from the road on a private driveway whilst also being within walking distance to bridle paths and lovely countryside walks. The property further benefits from being within catchment for Fair Oak Primary School and Wyvern College, which has academy status and caters for 11-16 year-olds. Hedge End with its retail park which includes M&S and Sainsburys and just a short drive away, with Eastleigh and its thriving town centre being just a 15 minute drive away. Both Eastleigh train station and Southampton Airport are within easy reach as are all main motorway access routes.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Forward Chain
- Garage & Driveway
- Four Bedrooms



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You enter the property into a spacious entrance hall which has been laid to oak effect flooring with stairs leading to the first floor, under stair storage, utility cupboard and W/C. A door to one side opens into the study which has been laid to carpet with a window to the front aspect. A further door leads to the light lounge which has French doors to the rear and has been laid to carpet with a feature media wall with electric fire and space for a wall mounted TV. The heart of the home is the stunning 27ft kitchen / dining / family room which has a window to the front aspect, door to the side and French doors opening to the rear garden with two skylights and laid to oak effect flooring. To one end there is space for a seating area, television and large dining table allowing this to be a family / social space. The kitchen area has spotlights and has been fitted with grey wall and base level units and complimentary worktops, there is a double oven, dishwasher and space for a free-standing fridge freezer. The central island has an induction hob with extractor over and further cupboard space. The first-floor gallery style landing has doors leading to all rooms with access to the airing cupboard and loft. There are four well-proportioned bedrooms all laid to carpet with fitted wardrobes in the master bedroom which also has an en-suite shower room with spotlights and is laid to oak effect flooring with full wall tiling, walk-in shower, wash hand basin, low-level W/C and wall mounted heated towel rail. The family bathroom has a window to the side, spotlights, oak effect flooring with a panel enclosed bath, walk in double shower, wash hand basin, low level W/C and wall mounted heated towel rail.

To the front of the property is a tandem driveway accommodating parking for multiple vehicles, a detached garage with electric door, power and lighting. Gated pedestrian access to the rear garden and an enclosed front garden laid to paving with raised shrubbery flower beds and a picket fence with footpath leading to the front door. The east facing rear garden has been landscaped to include an area laid to artificial lawn with the rest mostly being laid to paving which is ideal for entertaining. Further to this there is a wooden shelter and sleeper raised flower beds to one end.



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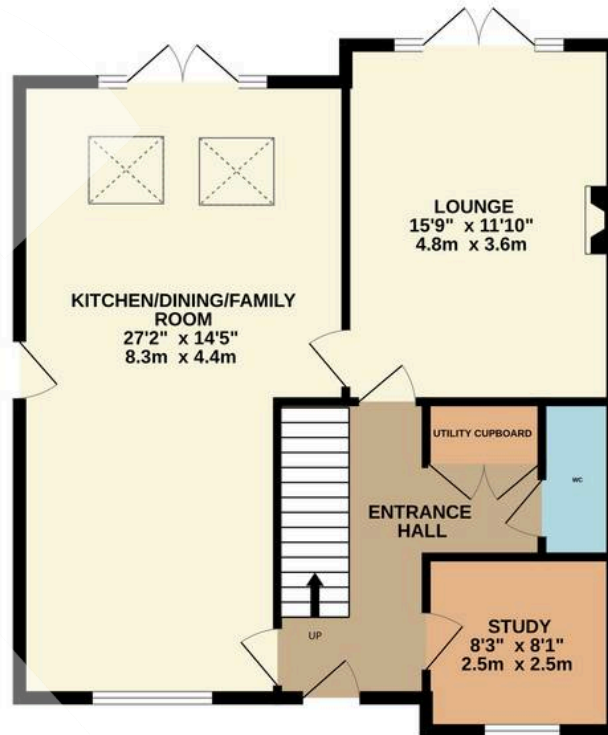
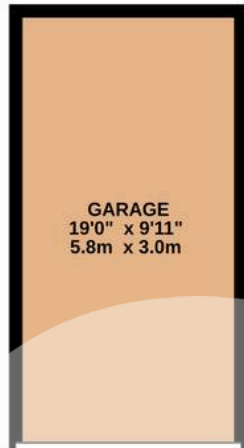


GROUND FLOOR

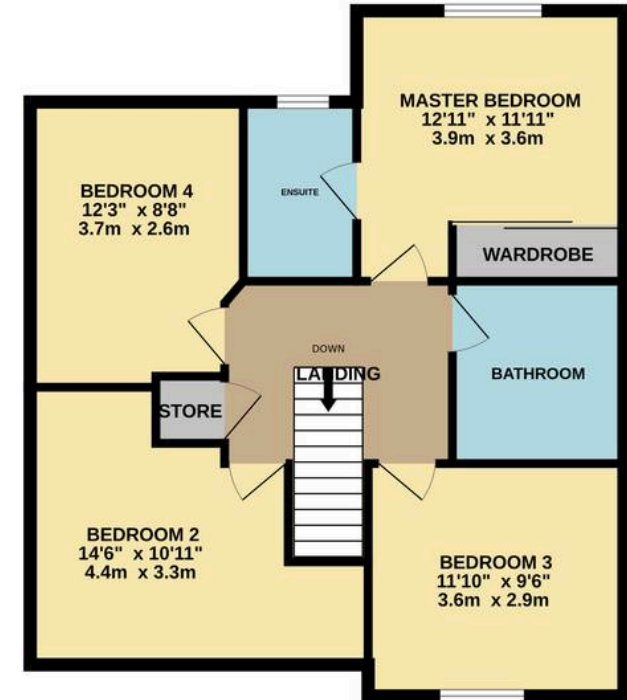
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1ST FLOOR



**REQUEST
VIEWING**

(GOTTA BE QUICK!)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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