



Rowe
& Co.

12 Brook Close, Chandler's Ford

Eastleigh

In Excess of £600,000

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& Co.**



12 Brook Close

Chandler's Ford, Eastleigh

Situated in the corner of a quiet cul-de-sac is this executive four bedroom detached family home. Built in 2005 by the renowned builders Kings Oak and tastefully upgraded by the current owners, this property offers a range on notable attributes that make this ideal for a range of prospective buyers. Accommodation to the ground floor comprises a spacious entrance hall, lounge, dining room, study / snug, kitchen / 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, garage and secluded 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

- Four Bedrooms
- Garage & Driveway
- Three Reception Rooms
- Quiet Cul-de-sac Location
- Modern En-Suite
- Established Rear Garden



12 Brook Close

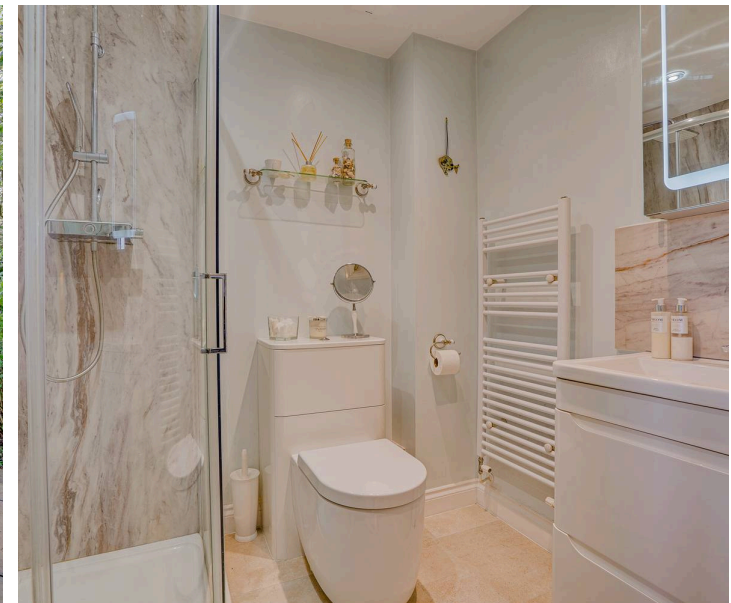
Chandler's Ford, Eastleigh

INSIDE

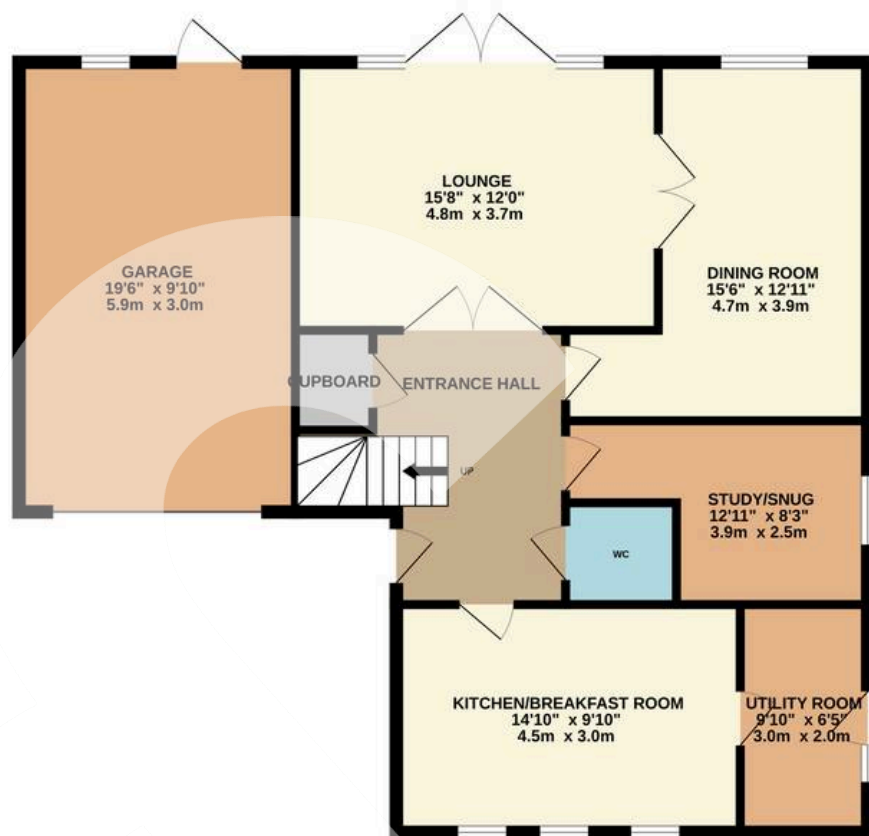
You enter the property into a spacious entrance hall that has been laid to oak effect flooring with doors leading to all principal rooms, Cloakroom and stairs to the first floor. Internal double doors lead into the lounge which has been laid to carpet with a feature fire to one wall, plenty of space for free standing furniture and French doors opening to the rear garden. The formal dining room is accessible from the lounge and hallway, the room has been laid to carpet with a window to the rear aspect with space for a large table and chairs. The study / snug is a versatile room that has a window to the side aspect and has been laid to carpet. The heart of the home is the kitchen / breakfast room which has been laid to tile flooring with spotlights and windows to the front aspect. The kitchen itself has been fitted with a range of shaker style wall and base level units with cupboards and drawers under and complementary quartz worktops, there is an island / breakfast bar to one end, space for a range style cooker and dishwasher. A further door opens into the utility room which has been fitted with matching units with space for a fridge / freezer and washing machine. The first-floor landing has been laid to carpet with doors leading to all rooms, loft access and a large cupboard. The master bedroom overlooks the rear with a fitted wardrobe and re fitted en-suite. There are then three further double bedrooms and serviced by the family bathroom.

OUTSIDE

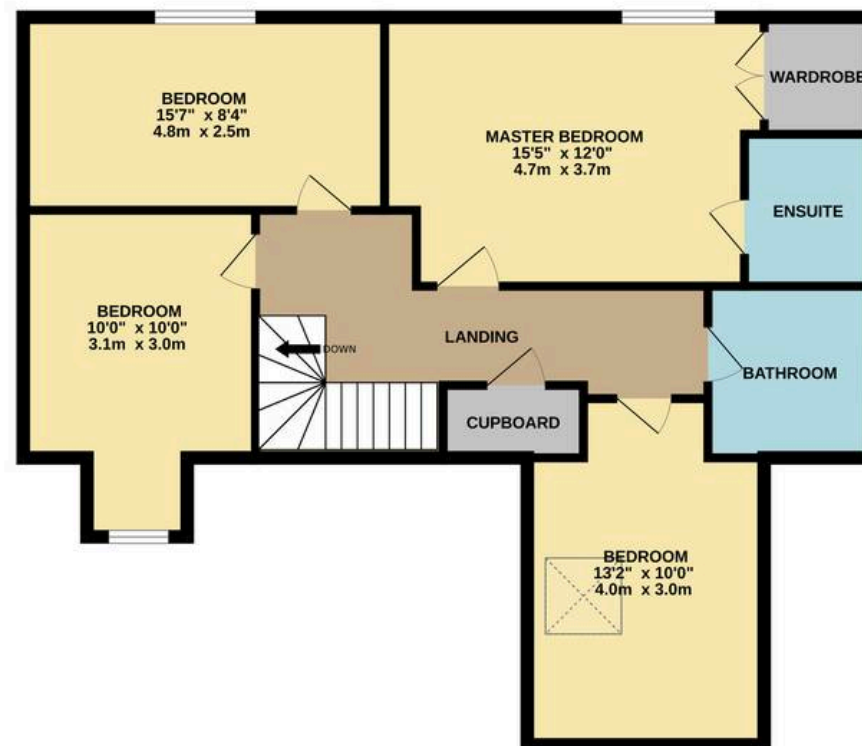
To the front of the property is a large block paved driveway that can provide parking for multiple vehicles, there is gated pedestrian access to the rear, access to the garage via up and over door with a selection of mature planted trees and shrubbery. The established rear garden offers absolute seclusion and has a paved seating area ideal for entertaining with a large area laid to lawn. There is a wonderful variety of mature shrubs and flowers.



GROUND FLOOR



1ST FLOOR



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



02381 102221



chandlersford@rowehomes.co.uk

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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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

