



Rowe  
& Co.

51 Charnwood Crescent, Chandler's Ford

Hampshire

In Excess of £575,000



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## 51 Charnwood Crescent

Chandler's Ford, Hampshire

This exceptional three-bedroom chalet has been thoughtfully extended to the rear and fully refurbished to a high standard by the current owner. Situated in the ever-popular Hiltingbury area, the property falls within the catchment for both Hiltingbury Junior School and the highly regarded Thornden School. The ground floor accommodation comprises a welcoming entrance hall, a stunning open-plan kitchen/dining/family room, a spacious lounge, a double bedroom with en-suite, a utility room, and a cloakroom. Upstairs, there are two further well-proportioned bedrooms and a contemporary family bathroom. Externally, the property boasts a generous driveway providing ample off-road parking and a secluded, west-facing rear garden—perfect for relaxing or entertaining.

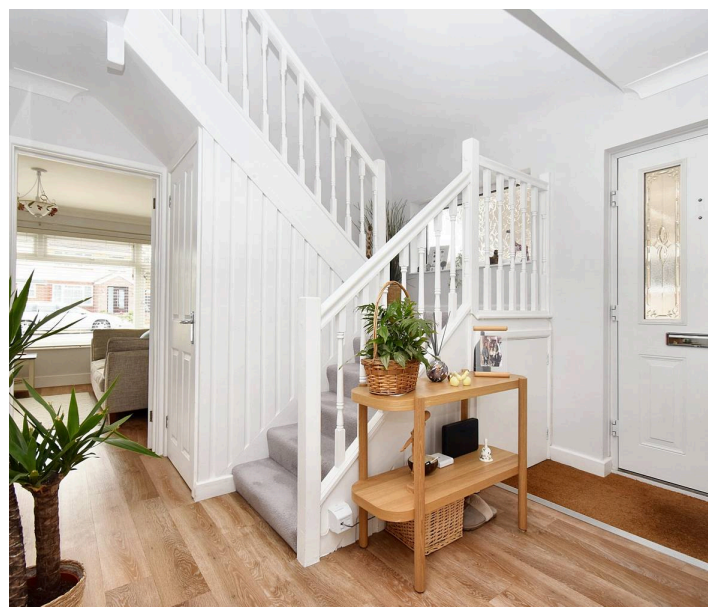
### Location

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. The local catchment school is Hiltingbury primary school & Thornden secondary school, alongside several well-regarded private schools. Approximately a 15-minute drive to Winchester and a 20-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 an hour from Winchester and 65 minutes from Southampton Parkway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





# 51 Charnwood Crescent

## Chandler's Ford, Hampshire

### Inside

Upon entering the property, you are welcomed into a spacious entrance hall, beautifully finished with oak-effect flooring. The hall provides access to all ground floor rooms, including a convenient W/C, and a staircase leading to the first floor. To one end of the hall is the generously sized lounge, featuring a large front-aspect window that floods the room with natural light. This space offers ample room for a variety of furniture arrangements, making it ideal for relaxing or entertaining. Also accessible from the hall is a well-proportioned ground floor bedroom with a side-aspect window and a modern en-suite shower room, perfect for guests or multi-generational living. The heart of the home is the stunning open-plan kitchen/dining/family room. This light-filled space boasts dual-aspect windows to the side and rear, skylights, and French doors opening onto the rear garden. Oak-effect flooring continues throughout, with plenty of space for a dining area and a casual seating area. The kitchen is stylishly appointed with a range of wall and base units, cupboards, and drawers, all centred around a sleek island with a breakfast bar. Integrated appliances include a premium Bora hob. A door from the kitchen leads into a practical utility room. Upstairs, you'll find two further double bedrooms, both laid to carpet and benefiting from fitted wardrobes. These rooms are serviced by a modern family bathroom with a side-aspect window.

### Outside

To the front of the property, a large block-paved driveway provides ample off-road parking for multiple vehicles. There is gated pedestrian access to the rear garden, as well as access to a useful store via an up-and-over door. The beautifully secluded, west-facing rear garden is perfect for outdoor entertaining, featuring a paved seating area, a well-maintained lawn, and a variety of mature shrubs and planting. A wooden shed offers additional storage, making the space both functional and inviting.



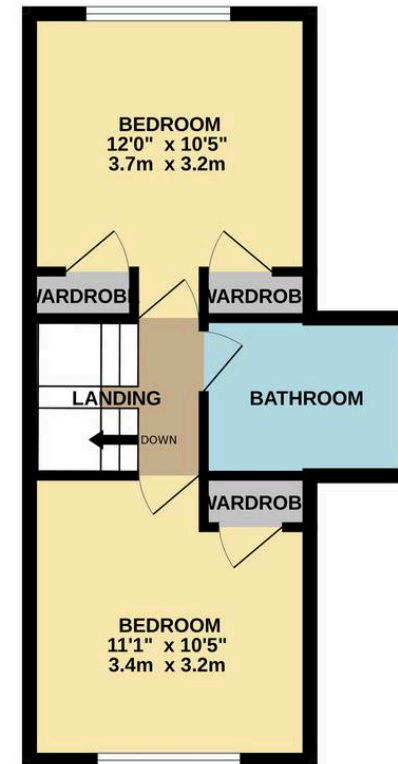
Rowe  
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GROUND FLOOR



1ST FLOOR



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

 02381 102221  
 [chandlersford@rowehomes.co.uk](mailto: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!)

