



**Rowe  
& Co.**

**14 Heathlands Close, Chandler's Ford**

Eastleigh

In Excess of **£400,000**



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& Co.**



## 14 Heathlands Close

Chandler's Ford, Eastleigh

This deceptively spacious and well-presented three-bedroom semi-detached home is situated within the sought-after catchment area for Thornden School. The property benefits from a large driveway, garage, and a sunny rear garden. The accommodation comprises an entrance porch, a generous lounge/dining room, and an open-plan kitchen. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, making this an ideal home for families or those seeking extra space in a desirable location.

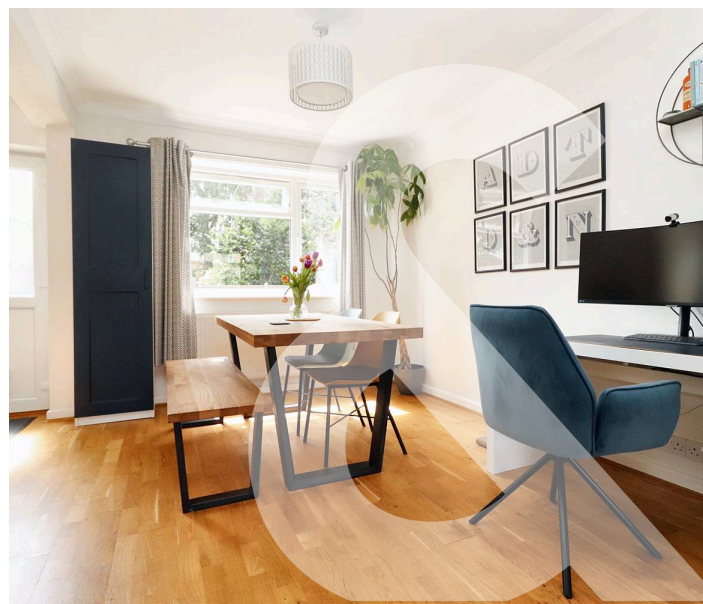
Chandler's Ford is a popular location with a variety of shops, restaurants, traditional inns. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside a selection of private schools. It is approximately a 15-minute 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Thornden School Catchment
- Three Bedrooms
- Garage & Driveway
- Modern Finishes





# 14 Heathlands Close

Chandler's Ford, Eastleigh

## Inside

The front door opens into an entrance porch, which in turn leads into the lounge. The impressive 24ft dual-aspect lounge/dining room is light and spacious, featuring windows to both the front and rear, and is laid with attractive oak-effect flooring. An open archway leads through to the kitchen, which also benefits from a window and door to the rear garden. The kitchen is fitted with a range of wall and base units with cupboards and drawers, offering ample storage and workspace. There is space for appliances, as well as an integrated oven and hob with an extractor fan over. Upstairs, the first-floor landing provides access to all rooms.

The master bedroom overlooks the rear garden and includes fitted wardrobes. Bedroom two and bedroom three both enjoy views to the front of the property. The modern family bathroom has a window to the rear and is fitted with a panel-enclosed bath with shower over, a wash hand basin, and a WC, all complemented by tasteful tiling.

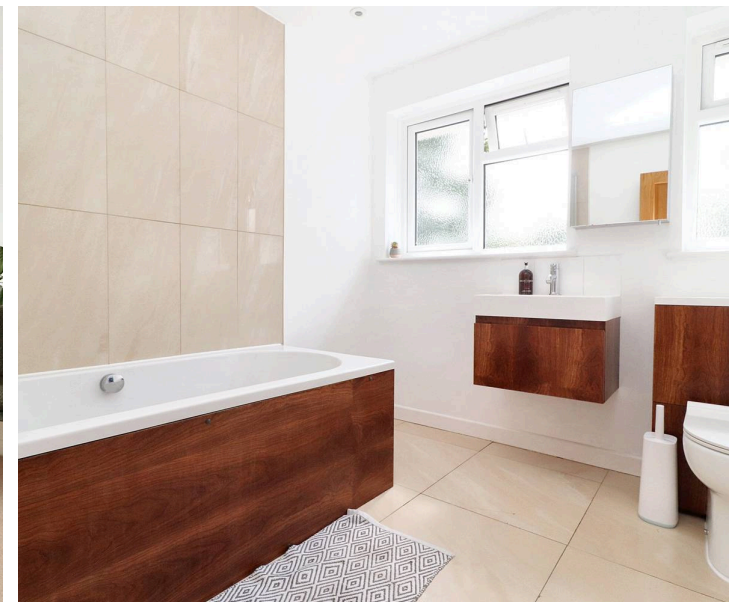
## Outside

To the front of the property, there is a driveway providing off-road parking for multiple vehicles, along with access to the garage via an up-and-over door.

The southerly-facing rear garden features a paved seating area, is mostly laid to lawn, and includes a garden shed.

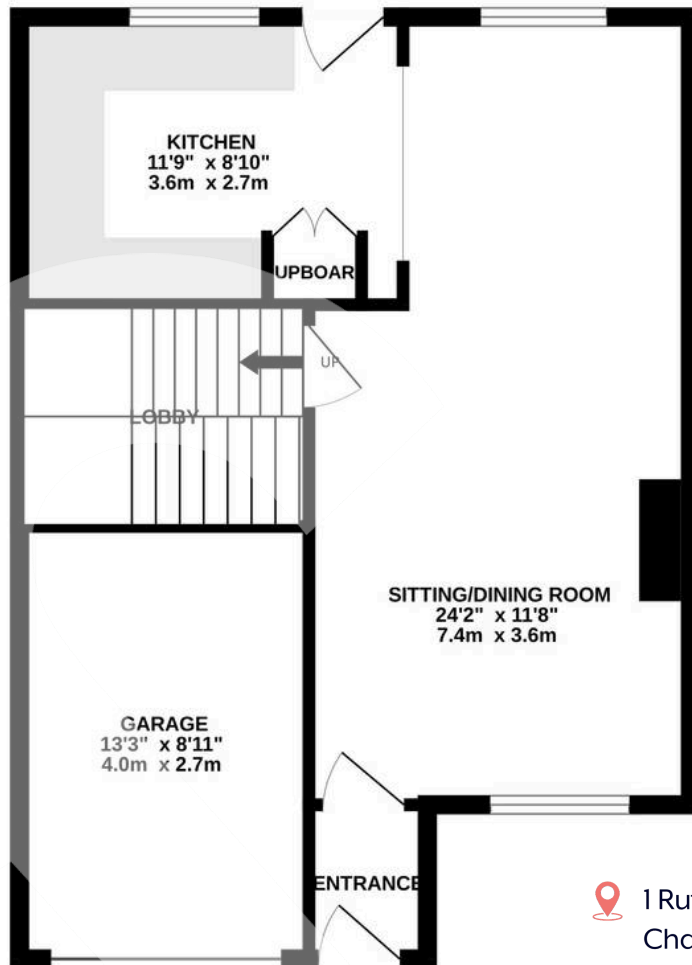


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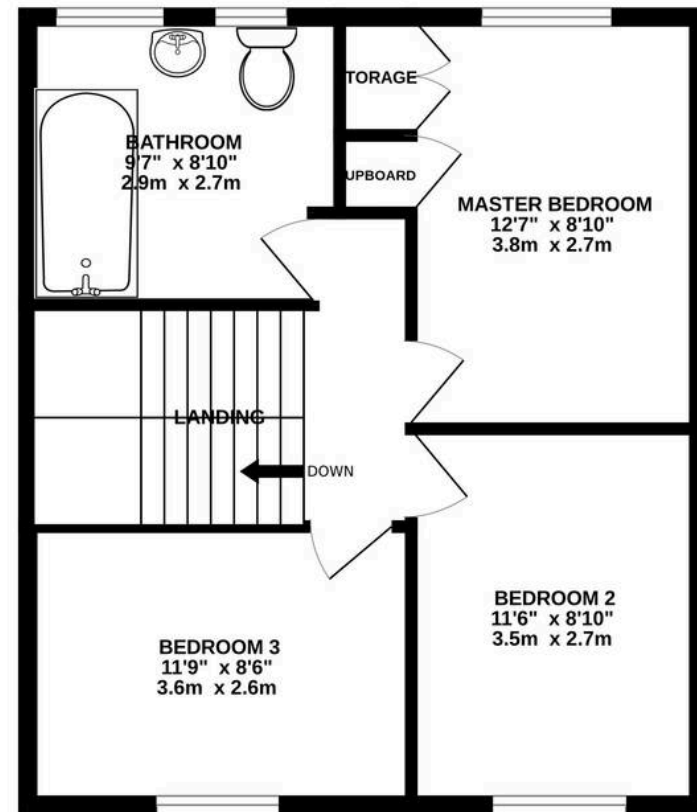





## GROUND FLOOR



## 1ST FLOOR



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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!)

