



**Rowe
& Co.**

6 Nichol Road, Chandler's Ford

Eastleigh

In Excess of **£875,000**



6 Nichol Road

Hiltingbury

Situated on a stunning wrap-around corner plot on this prestigious road in the heart of Hiltingbury, this four-bedroom detached home offers versatile and well-proportioned accommodation throughout. The ground floor comprises a welcoming entrance hall, spacious sitting room, open-plan kitchen/dining room, study/bedroom, modern bathroom, and a utility room. Upstairs features three double bedrooms, including a master with en suite, and a family bathroom. Externally, the property boasts a generous wrap-around garden, a detached double garage, and a driveway providing ample off-road parking.

LOCATION

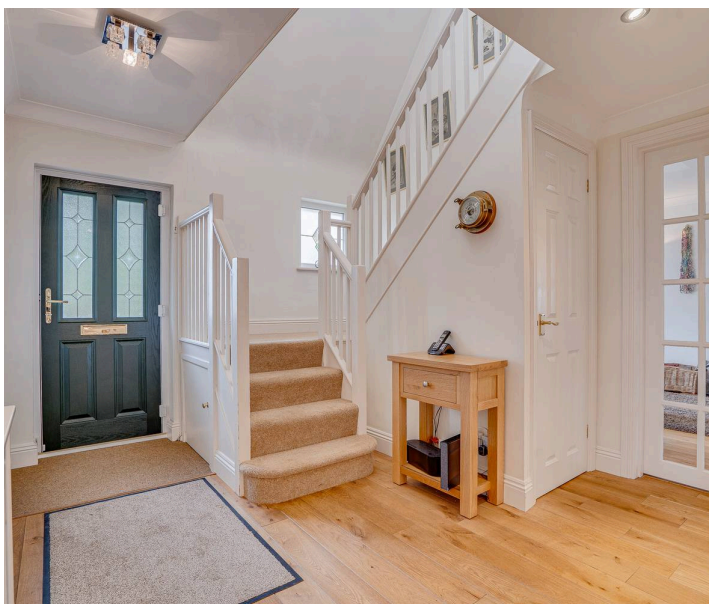
Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Transport links are excellent with the M3 and M27 nearby 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

- Established Corner Plot
- Double Garage & Driveway
- Hiltingbury & Thornden School Catchments
- Large Reception Rooms
- Four Bedrooms
- Three Bathrooms



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You enter the property into a spacious hallway with storage and access to the main ground floor rooms. A set of double doors leads to the impressive open-plan kitchen/diner, filled with natural light thanks to its triple aspect. The kitchen features quality NEFF appliances, ample units, and space for a large dining table. Underfloor heating runs through both the kitchen and conservatory.

A utility room offers extra storage, appliance space, and garden access. The bright sitting room enjoys a triple aspect and a multi-fuel burner, with doors leading to a conservatory—perfect for entertaining. Also on the ground floor is a versatile bedroom/reception room with access to a modern 'Jack and Jill' shower room.

Upstairs are three spacious double bedrooms, all with built-in storage. The master benefits from an en suite, while the remaining bedrooms are served by a stylish family bathroom.


OUTSIDE

Externally, the property is set on an attractive corner plot, featuring a pathway leading to the front door and a driveway that provides ample parking for multiple vehicles, which in turn leads to a detached double garage.

There is also gated pedestrian access to both the front and rear gardens. The secluded rear garden is a standout feature of the home, generously sized and mostly laid to lawn, complemented by a variety of mature shrubbery and two paved seating areas—perfect for outdoor entertaining.

Additionally, the side garden includes raised beds, ideal for growing vegetables, along with a wooden shed offering valuable extra storage space.



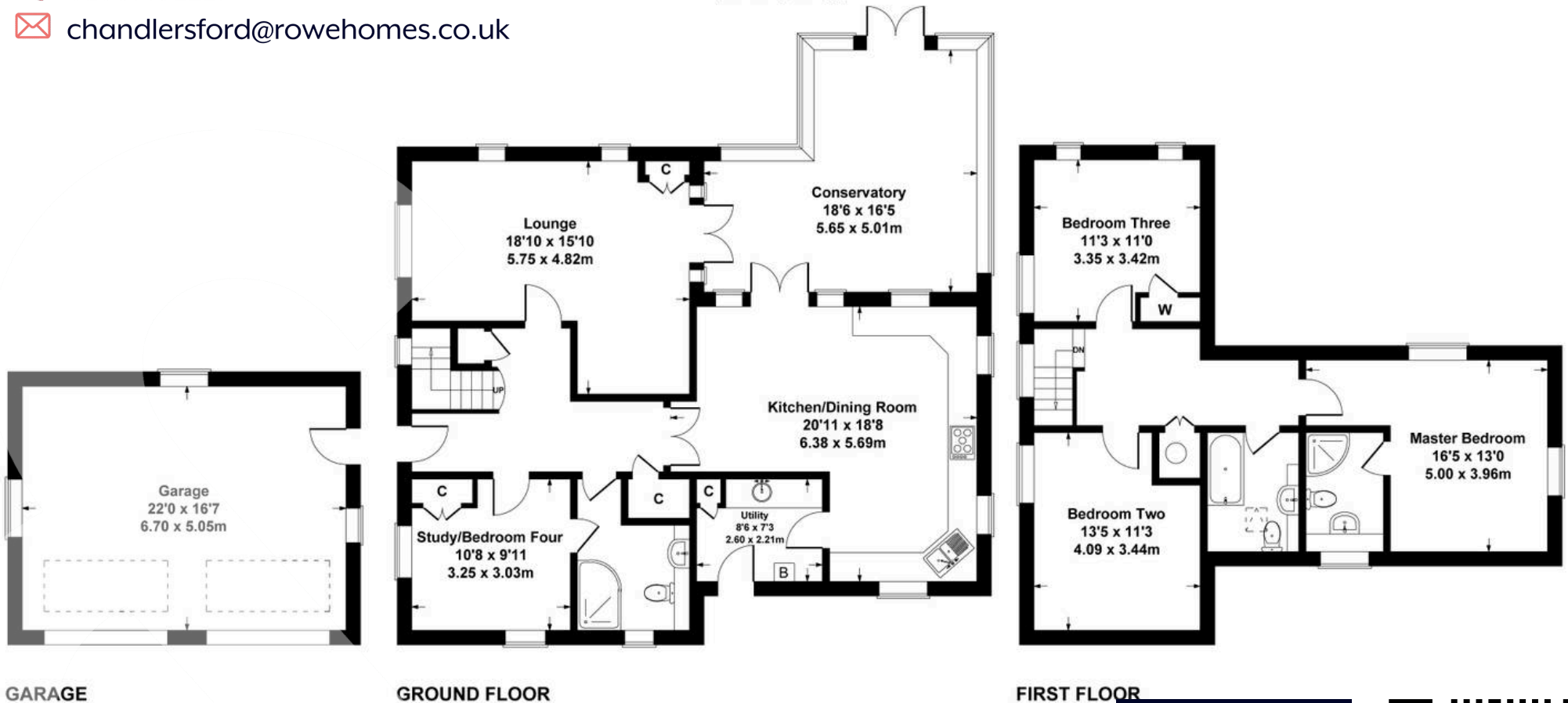
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6 Nichol Road

Approximate Gross Internal Area
2271 sq ft - 211 sq m
(Including Garage)



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!)

