



Rowe  
& Co.

1 Velmore Road, Chandler's Ford

Hampshire

£800,000



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& Co.**



## 1 Velmore Road

Chandler's Ford, Hampshire

This four-bedroom detached character home sits on a stunning established plot and offers an prospective buyer an incredible opportunity to further improve / extend (subject to relevant planning). Velmore Road is an exclusive tree lined no through road with easy access to connections for commuters.

Accommodation to the ground floor comprises an entrance hall, lounge, dining room, sitting room, kitchen / breakfast room, garden room, utility and cloakroom. Upstairs features four bedrooms and a family bathroom. Externally the home benefits a large driveway, garage and mature rear gardens.

### 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Four Bedrooms
- Large Garden
- Character Home
- Highly Desirable Road
- Garage & Driveway





# 1 Velmore Road

Chandler's Ford, Hampshire

## INSIDE

You enter the property into a wonderful entrance hall which has been laid to carpet with doors leading to further rooms, access to the cloakroom and stairs to the first floor. A door to one side leads into the spacious lounge which has a bay window to the front aspect and has been laid to carpet with a feature fire to one wall. From the hallway a further door takes you into the 17ft kitchen breakfast room which has a window to the side aspect and is laid to oak effect flooring, there is space for a dining table to one side. The kitchen itself is fitted with a range of matching wall and base level units. A further door opens to the utility room which also leads to the light and airy garden room which has sliding French doors to the rear garden. There formal dining / sitting room is a versatile space that is laid to carpet with lots of room for free standing furniture. The gallery style first floor landing has been laid to carpet with doors leading to all rooms. The master bedroom has a bay window to the front and two fitted wardrobes to one side. There are three further well proportioned bedrooms all serviced by the large bathroom suite which has been fitted with a panel enclosed bath and walk in shower.

## OUTSIDE

To the front of the property is a large driveway that has been laid to gravel and can accommodate parking for multiple vehicles. There is gated pedestrian access to the rear, you can also access the garage via up and over door with workshop behind and carport. The incredible rear garden is well established and completely private, there is a paved seating area ideal for entertaining with the rest mostly being laid to lawn with a large selection of planted trees and shrubbery.





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Approximate Gross Internal Area  
2034 sq ft - 189 sq m  
(Including Garage)



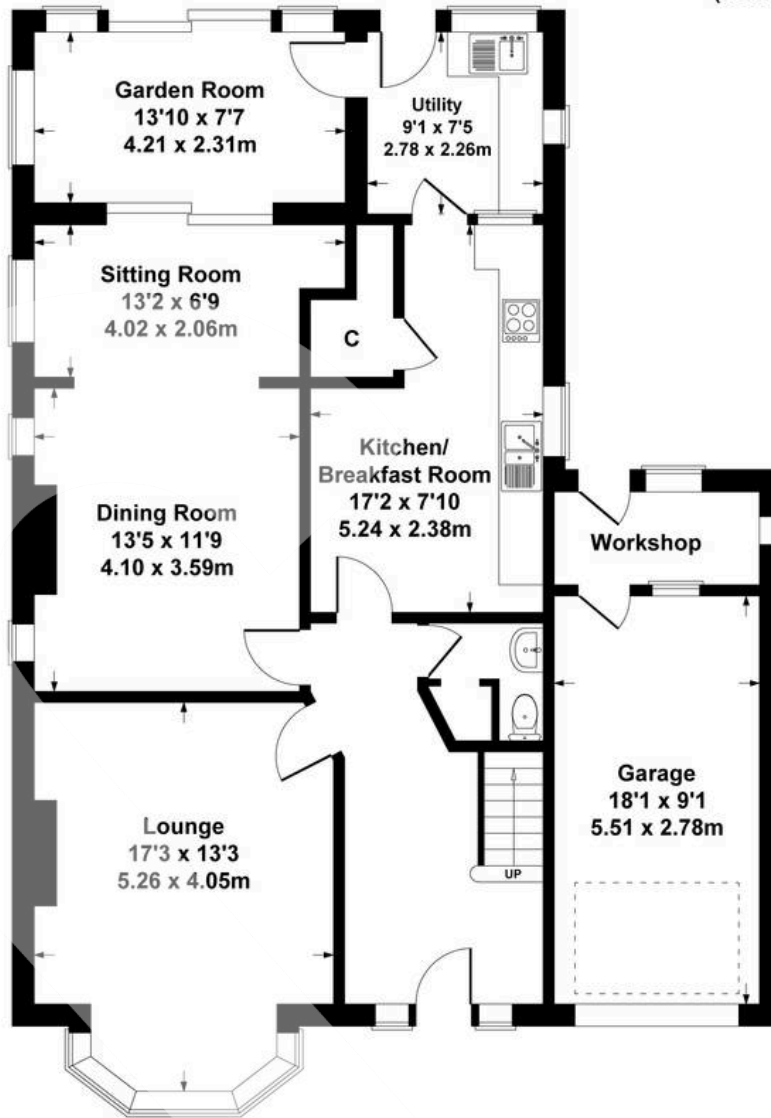
1 Rufus Court, 103 Winchester Road  
Chandlers Ford,  
SO53 2GG



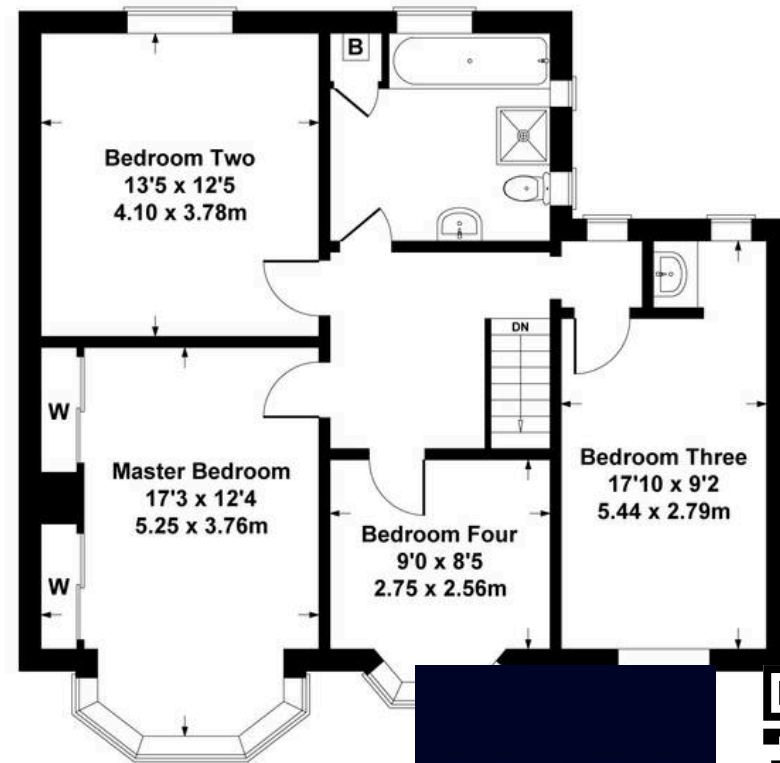
02381 102221



chandlersford@rowehomes.co.uk



GROUND FLOOR



FIRST FLOOR

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!)

