



Rowe
& Co.

155 Kingsway, Hiltingbury

Hampshire

Offers in excess of £1,150,000

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155 Kingsway

Hiltingbury, Hampshire

Situated on a prestigious road in the highly sought-after area of Hiltingbury, this exceptional four-bedroom executive home has been thoughtfully extended and finished to an outstanding standard throughout. Ideally located within the catchment areas for the acclaimed Merton and Thornden Schools, it offers an ideal setting for families. The ground floor accommodation is both spacious and versatile, comprising a generous family room, elegant dining room, welcoming lounge, contemporary kitchen/dining room, conservatory, utility room, and cloakroom. Upstairs, there are four well-proportioned bedrooms, three of which benefit from en-suite facilities, alongside a luxurious family bathroom. Externally, the property features a large driveway, an integral garage, and a beautifully landscaped, mature rear garden — perfect for outdoor entertaining and family living.

LOCATION

Chandler's Ford is a popular town in Hampshire, offering a variety of shops, restaurants, and traditional public houses. Conveniently located, it's just a 15-minute drive to Winchester and 17 minutes to Southampton, both of which provide an extensive range of amenities and services. The area benefits from excellent transport links, with the M3 and M27 motorways close by, and a local railway station providing connections to Winchester and Southampton. From Winchester, London Waterloo can be reached in approximately 57 minutes, and from Southampton Parkway in around 65 minutes, making Chandler's Ford an ideal location for commuters.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



155 Kingsway

Hiltingbury, Hampshire

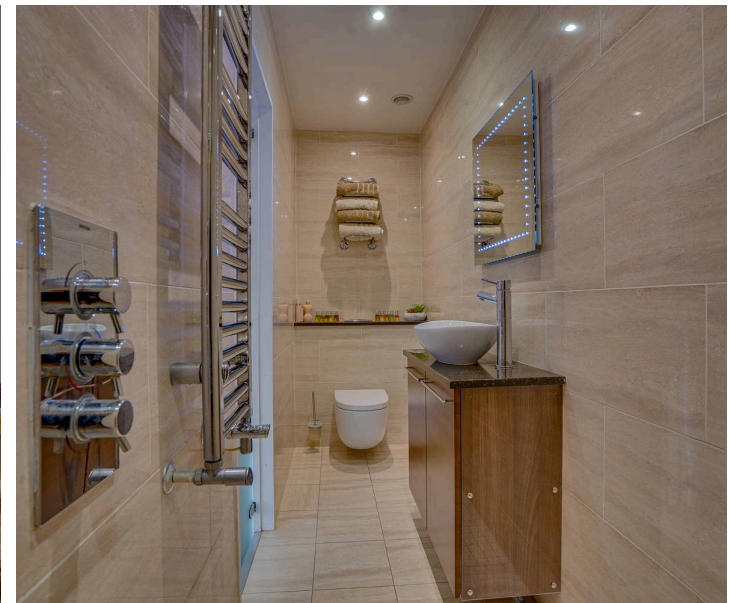
Upon entering the property, you are welcomed into a spacious family room with an adjoining dining area. This thoughtfully designed space offers a sense of open plan living while still maintaining defined zones for relaxation and entertaining. From here, you have direct access to the guest cloakroom, the main lounge, and the beautifully appointed kitchen. The impressive 21ft lounge features a cosy log burner and two sets of glazed double doors that open onto the rear garden, allowing an abundance of natural light to fill the space. The kitchen, designed with entertaining in mind, boasts a central island with ample seating, high-quality built-in appliances, and flows seamlessly into the conservatory — perfectly positioned to overlook the expansive and mature rear garden. The garage has been extended and is currently utilised as a gym, though it has previously served as a home office, offering great flexibility for modern living. Upstairs, the home continues to impress with four generously sized double bedrooms. Three of the bedrooms benefit from en-suite shower rooms, while the fourth is served by a stylish family bathroom. The luxurious primary bedroom suite features its own dressing room and a Juliet balcony that enjoys tranquil views over the rear garden.

OUTSIDE

To the front of the property, a generous driveway provides ample off-road parking for multiple vehicles. This is complemented by a well-maintained lawn and thoughtfully planted shrubbery, creating an attractive and welcoming entrance. Gated pedestrian access leads to the rear garden, and there is also direct access to the garage. The rear garden is a true highlight of the home — a beautifully landscaped and meticulously maintained space offering exceptional privacy and tranquility. Predominantly laid to lawn, it features an array of mature shrubs and trees, multiple seating areas perfect for outdoor dining or relaxation, and a raised pond that adds to the peaceful ambiance. This expansive garden is ideal for families, entertaining, or simply enjoying the outdoors in a serene setting.



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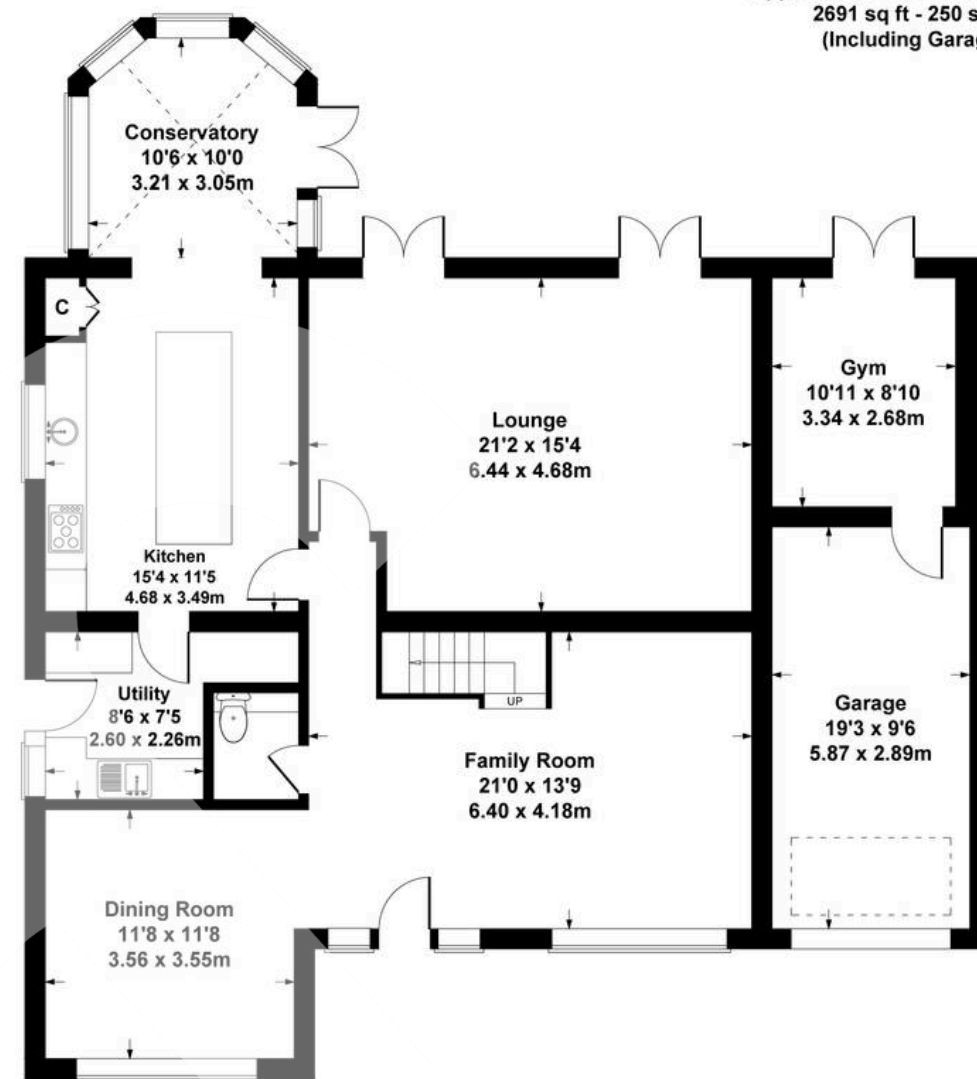
155 Kingsway

Approximate Gross Internal Area
2691 sq ft - 250 sq m
(Including Garage)

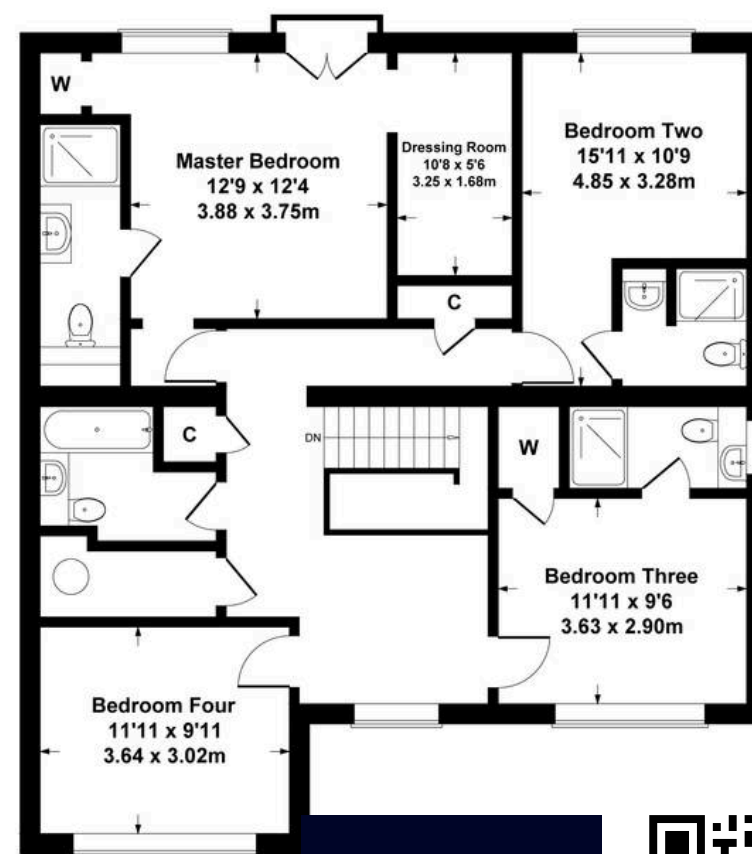
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Chandlers Ford,
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GROUND FLOOR



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!)

