



**Rowe
& Co.**

162 Hiltingbury Road, Chandler's Ford

Hampshire

£695,000

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& Co.



162 Hiltingbury Road

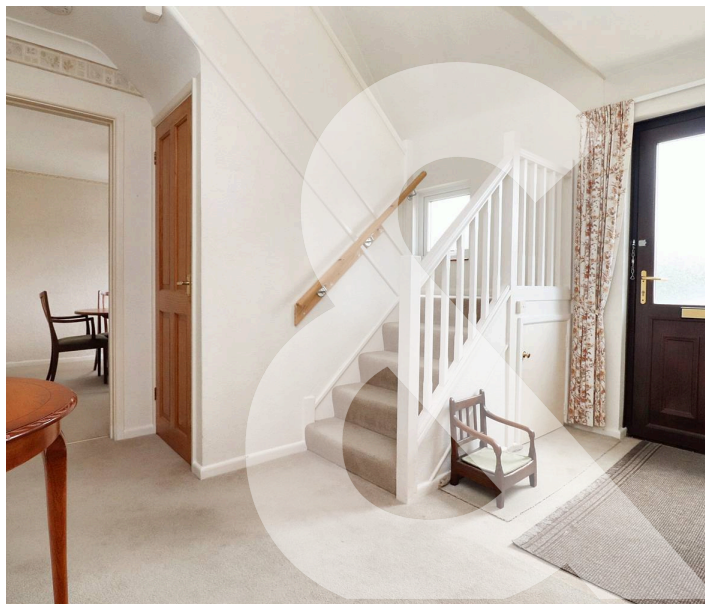
Chandler's Ford, Hampshire

Situated on a beautifully established plot in the heart of Hiltingbury, this three-bedroom detached home offers an excellent opportunity to modernise and create a superb family residence. The property enjoys a peaceful and desirable location, with versatile and well-proportioned accommodation throughout. The ground floor comprises a spacious entrance hall, a generous sitting room, a kitchen, a study, a dining room (which could also serve as a fourth bedroom), and a cloakroom. This flexible layout lends itself well to a variety of lifestyle needs. Upstairs, the first floor offers three good-sized bedrooms and a family bathroom, all arranged off a central landing. Externally, the property boasts a generous rear garden, ideal for families or garden enthusiasts, along with a large garage and a driveway providing ample off-road parking.

Chandler's Ford is a sought-after Hampshire town offering a wide range of local amenities, including shops, restaurants, and traditional public houses. Ideally situated, the town is just a 15-minute drive from the historic city of Winchester and approximately 17 minutes from Southampton, both of which offer extensive shopping, dining, and cultural attractions. The area benefits from excellent transport links, with easy access to both the M3 and M27 motorways. Chandler's Ford railway station provides convenient connections to Winchester and Southampton, while London Waterloo is reachable in as little as 57 minutes from Winchester and 65 minutes from Southampton Parkway, making this an ideal location for commuters.

Council Tax band: E

Tenure: Freehold



162 Hiltingbury Road

Chandler's Ford, Hampshire

You enter the property into a spacious entrance hall, which provides access to the principal ground floor rooms and includes a built-in storage cupboard for added convenience. To the rear of the property is the lounge, a bright and welcoming space featuring a charming fireplace and patio doors that open out to the rear garden. Adjacent to the lounge is the kitchen, fitted with a range of wall and base units and offering space for appliances. A door leads from the kitchen to a rear porch, which provides additional access to the garden. To the front of the property are both the study and the dining room. The study benefits from built-in storage, making it an ideal home office or flexible living space. Also located on the ground floor is a cloakroom, fitted with a WC and wash hand basin. Rising to the first floor are three bedrooms. The master bedroom is particularly spacious and enjoys views over the rear garden. The two remaining bedrooms are positioned at the front of the property, both with natural light from front-facing windows. The family bathroom is fitted with a bath, wash hand basin, and WC. Externally, the property is set within an attractive and well-maintained garden, with a pathway leading to the front door and a spacious driveway providing ample parking for multiple vehicles. This in turn leads to a detached garage. Gated pedestrian access to the rear garden is also available. The secluded rear garden is a standout feature — generously sized and mainly laid to lawn, bordered by mature shrubs and trees. Two paved seating areas offer the perfect spots for outdoor dining or relaxing in the sun. To the side of the property, a separate garden area includes raised beds, ideal for planting, along with a charming wooden summer house that provides useful additional storage or potential for a hobby space.

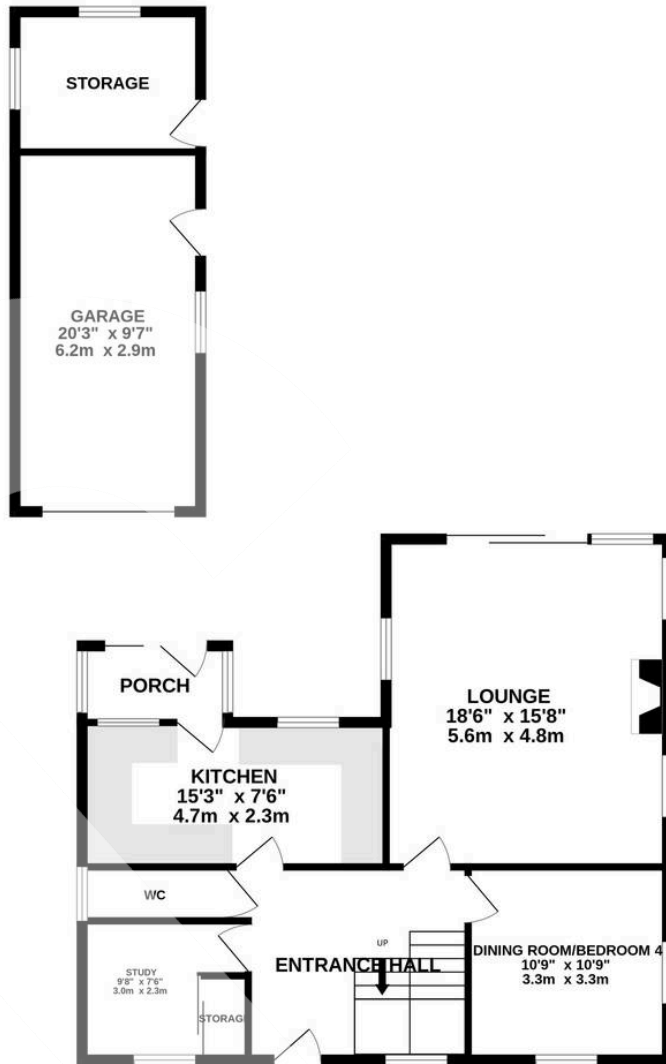
- No Forward Chain
- Hiltingbury Location
- Three Bedrooms
- Established Rear Garden



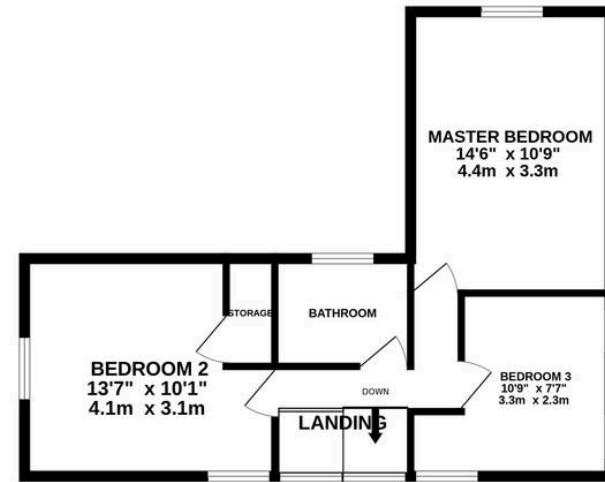
Rowe
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GROUND FLOOR



1ST FLOOR



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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

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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