



**Rowe
& Co.**

23 Gardner Way, Chandler's Ford

Eastleigh

£585,000

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23 Gardner Way

Chandler's Ford, Eastleigh

This beautifully presented four-bedroom detached home offers spacious and versatile accommodation throughout, making it ideal for modern family living. Located within the highly desirable catchment area for the renowned Thornden School, this property combines excellent schooling options with a peaceful residential setting. The ground floor features a welcoming entrance hall, a generous lounge, a well-appointed kitchen/dining room, a separate utility room, and a convenient cloakroom. Upstairs, you'll find four well-proportioned bedrooms, including a master bedroom with en-suite, and a modern family bathroom. Externally, the property benefits from a garage and driveway parking, while the secluded rear garden offers a perfect space for relaxation or entertaining.

LOCATION

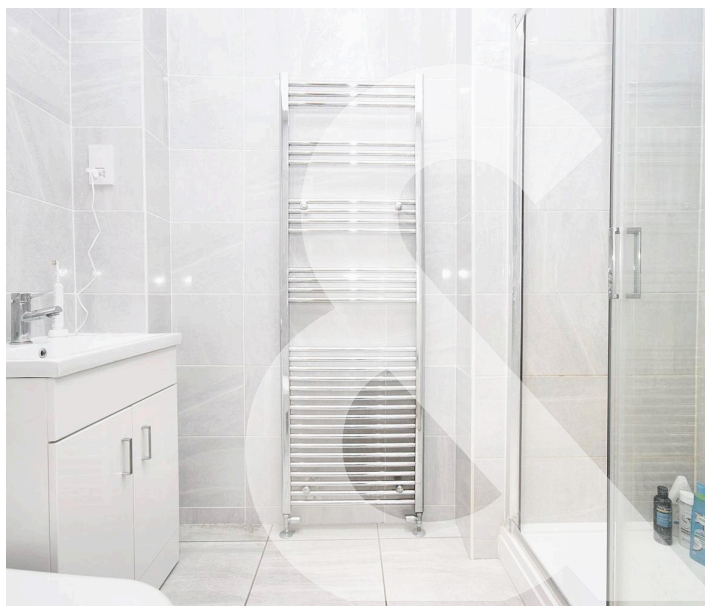
Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Transport links are excellent with the M3 and M27 nearby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

- Garage & Driveway
- Utility Room
- Spacious Kitchen / Dining Room
- Four Well Proportioned Bedrooms



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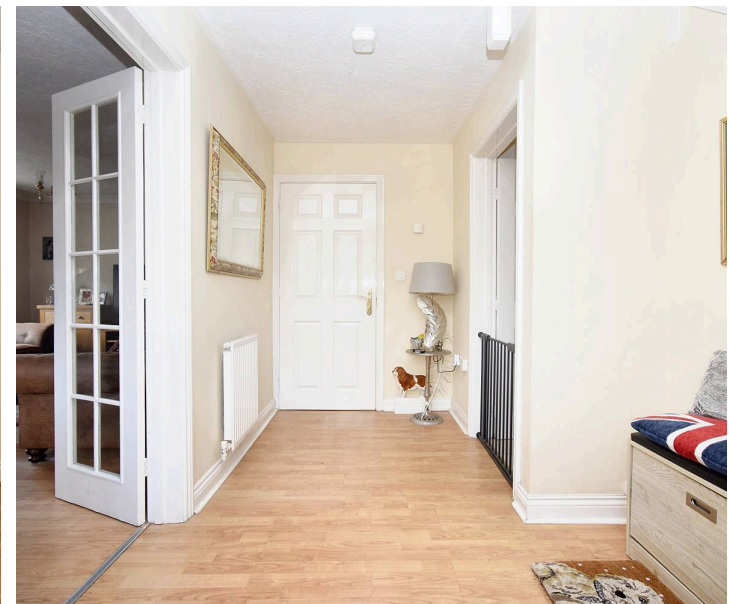
INSIDE

You enter the property into a large entrance hall with stairs to the first floor and doors leading to further accommodation. This generously proportioned kitchen/breakfast room is ideal for family meals and casual gatherings, featuring a range of built-in units, ample work surfaces, a gas hob with electric oven, and dedicated space for a fridge freezer and dishwasher. A separate utility room offers space for a washing machine and tumble dryer, while a convenient cloakroom adds to the home's practicality. The separate sitting room provides a cosy retreat for relaxation and entertaining, with dual-aspect windows allowing natural light to flood the space, and a charming gas fire with surround and hearth adding a warm focal point.

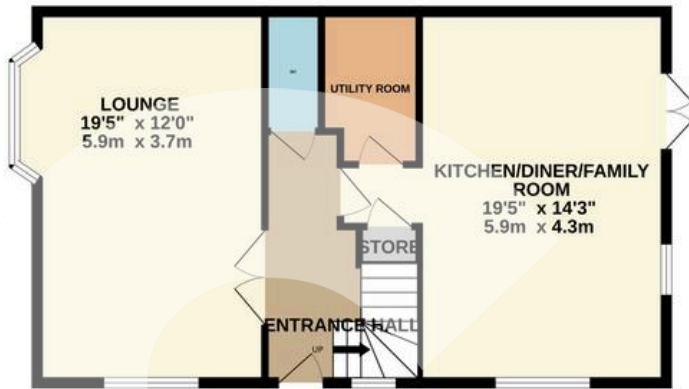
Upstairs, the home offers four well-appointed bedrooms. Three benefit from built-in wardrobes, providing excellent storage solutions. The main bedroom includes a luxurious, fully tiled en-suite shower room with a walk-in shower, W/C, and wash hand basin—your own private sanctuary. A good-sized single bedroom, also with storage, makes an ideal home office or child's bedroom. The modern, fully tiled family bathroom features a contemporary four-piece white suite, including a double shower, bath, W/C, and hand wash basin—perfectly combining comfort and style.

OUTSIDE

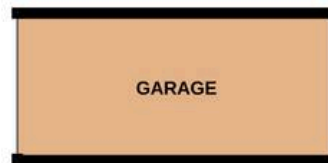
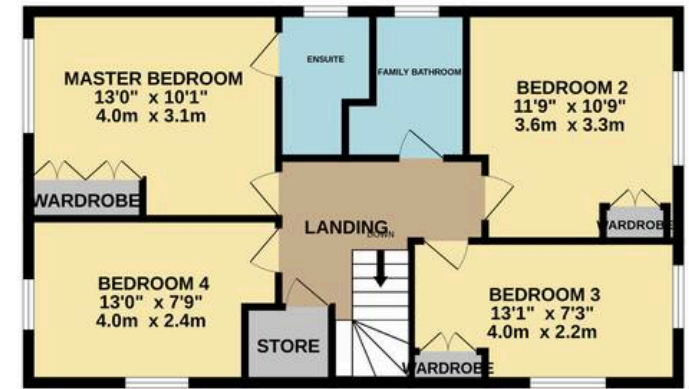
Externally, the property boasts a driveway with parking for two vehicles, alongside a single garage featuring a convenient side door that provides access to the garden. The rear garden is thoughtfully designed for low maintenance, with artificial grass, a stylish patio ideal for outdoor dining and entertaining, and neatly maintained shrub borders that add a touch of greenery and charm.




GROUND FLOOR



1ST FLOOR



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

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!)

