

**Rowe
& Co.**

100 Brownhill Road, Chandler's Ford

Eastleigh

£725,000

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100 Brownhill Road

Chandler's Ford, Eastleigh

This individually designed three/four-bedroom detached family home offers spacious and versatile accommodation extending to 1,862 sq ft. Nestled in a unique and peaceful position within the ever-popular area of Chandler's Ford, this substantial residence has been thoughtfully enhanced by the current owners to suit modern family living. The well-presented interior features an inviting entrance hall, a generous lounge, and a stylish open-plan kitchen/dining/family room—perfect for both everyday living and entertaining. The property includes three well-proportioned bedrooms, with the master benefiting from an en-suite shower room, a modern family bathroom, and a versatile loft room that could serve as a fourth bedroom, home office, or playroom. Externally, the home enjoys a large driveway, garage, and a beautifully maintained south-facing rear garden—offering a private and sunny outdoor retreat.

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- South Facing Garden
- Stunning Kitchen / Dining Room
- Desirable Location
- Garage & Driveway
- Three Well Proportioned Bedrooms



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INSIDE

Upon entering the home, you're welcomed into a bright entrance hall that provides access to all principal rooms. The ground floor hosts three generously sized bedrooms, including a stunning principal suite that enjoys garden views and a stylish ensuite shower room. The third bedroom, currently used as a dressing room, can easily be reinstated as a separate bedroom if needed. A modern family bathroom serves the remaining ground-floor bedrooms. Stairs lead to a versatile loft room – perfect for guests, older children, or extended family, offering flexible living arrangements. The characterful sitting room features a charming brick-built fireplace and bay window, creating a cosy yet elegant ambiance. Double doors open into the heart of the home: a beautifully appointed kitchen/dining room with a central island, integrated appliances, and smart storage solutions. Bi-folding doors flood the space with south-facing light and provide seamless access to the outdoor dining terrace – perfect for relaxed indoor-outdoor living.

OUTSIDE

To the front of the property, a spacious driveway provides ample parking for multiple vehicles, with direct access to the garage and gated pedestrian access to the rear.

The south-facing garden is a private and tranquil retreat. A newly laid, high-quality porcelain terrace creates a stunning alfresco dining area, perfect for entertaining. The formal lawn is bordered by mature hedging and a curated selection of specimen trees and shrubs, adding year-round interest and privacy. A fully powered garden studio offers a versatile space ideal for a home office, gym, or creative retreat. Additionally, a secluded arbour seating area provides a shaded spot to relax and unwind.



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Approximate Gross Internal Area
1862 sq ft - 173 sq m
(Including Garage/Outbuilding)



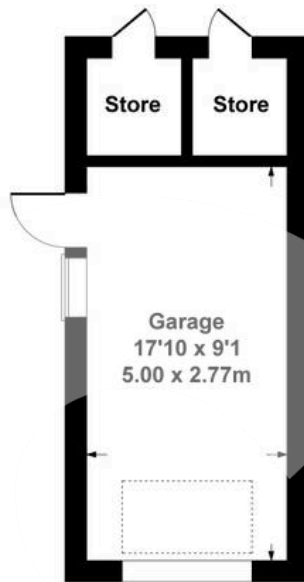
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Chandlers Ford,
SO53 2GG



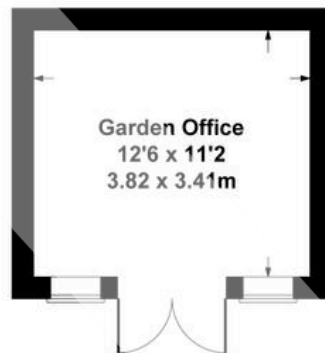
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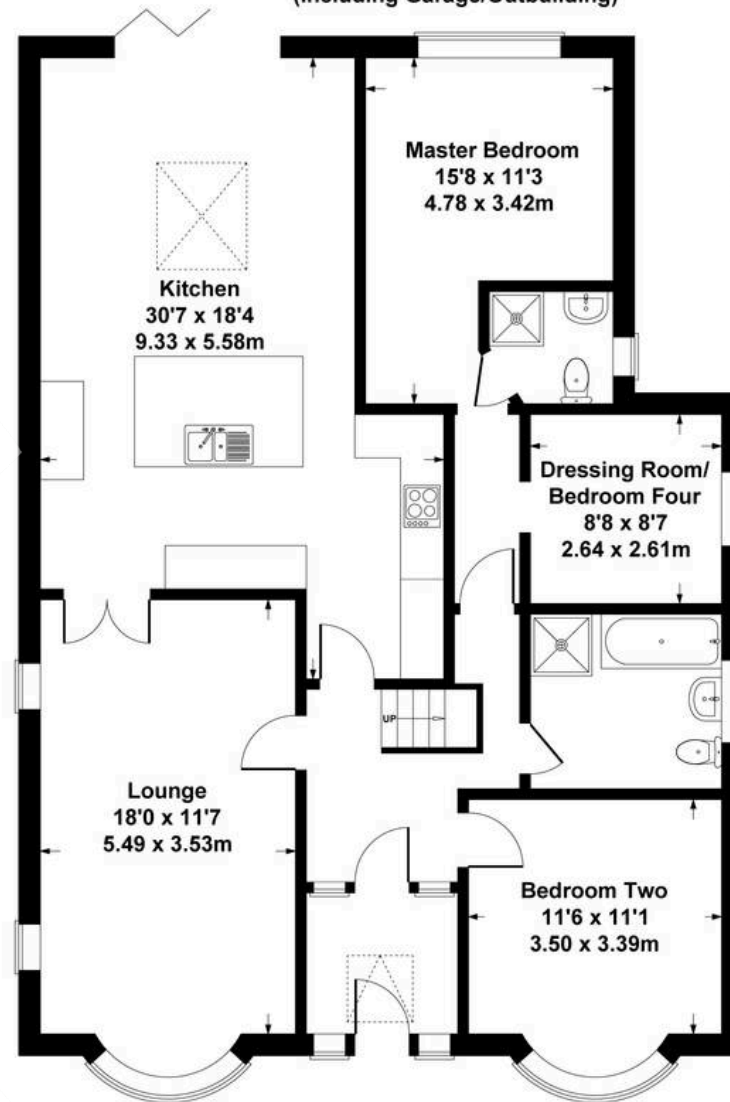
chandlersford@rowehomes.co.uk



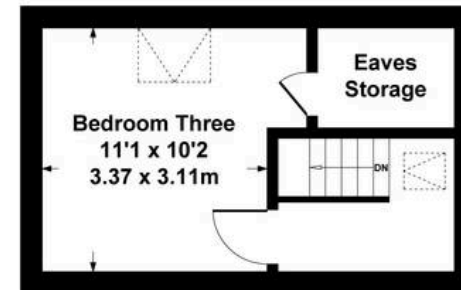
GARAGE



OUTBUILDING



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!)

