



Rowe  
& Co.

3 Maytree Road, Chandler's Ford

Eastleigh

In Excess of £550,000



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& Co.



## 3 Maytree Road

Chandler's Ford, Eastleigh

A wonderful four-bedroom detached family home located in the incredibly popular area of Hiltingbury with superb school catchments and set on a large established plot. Accommodation to the ground floor comprises a spacious entrance hall, kitchen/breakfast room, lounge, extended dining room and W/C. On the first floor are four well proportioned bedrooms and a family bathroom. External features include a large driveway, garage and mature rear garden.

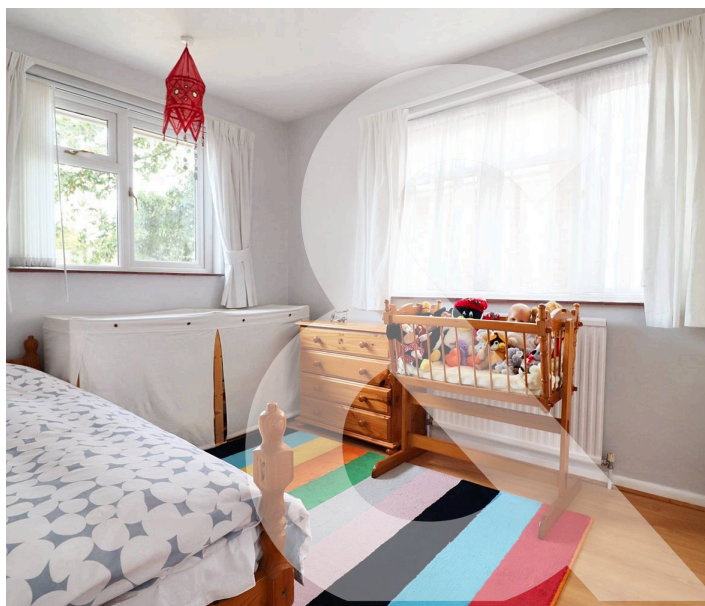
### LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside a selection of private schools. It is approximately a 15-minute drive to Winchester and a 17 minute drive to Southampton. Communications 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.

Council Tax band: E

EPC Energy Efficiency Rating: D

- Thornden & Hiltingbury School Catchments
- Four Bedroom Detached
- Detached Garage & Driveway
- Large Established Rear Garden





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## INSIDE

You enter the property into a spacious entrance hall that is laid to oak flooring with doors leading to all room including the W/C and stairs to the first floor. A door to one side leads into the lounge which has windows to the side aspect and is laid to carpet with French doors leading to the rear, internal double doors lead into the dining room which is laid to oak flooring with lots of space for free standing furniture and again French doors leading to the rear.

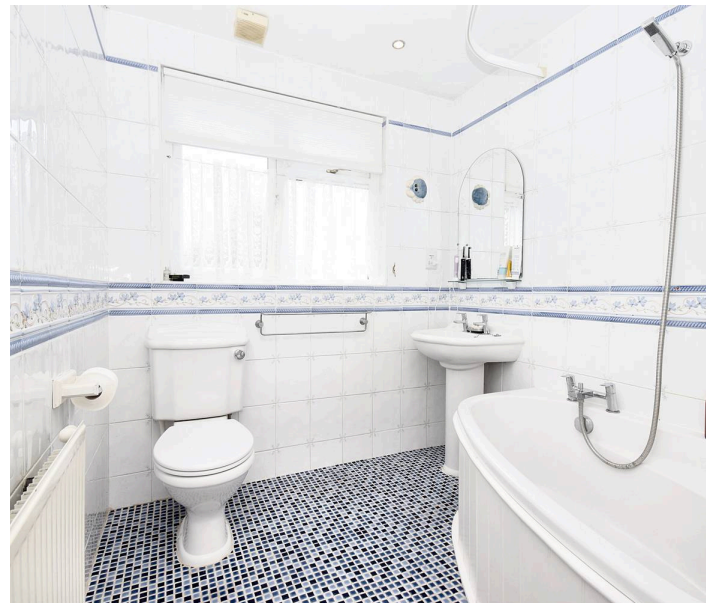
The kitchen breakfast room has a window to the front aspect and side door and is laid to tile flooring with space for a dining table and chairs. The kitchen itself is fitted with a range of wall and base level units with cupboards and drawers under and complementary worktops.

On the first floor are four well-proportioned bedrooms with a fitted wardrobe to the master, these are all serviced by the family bathroom.

## OUTSIDE

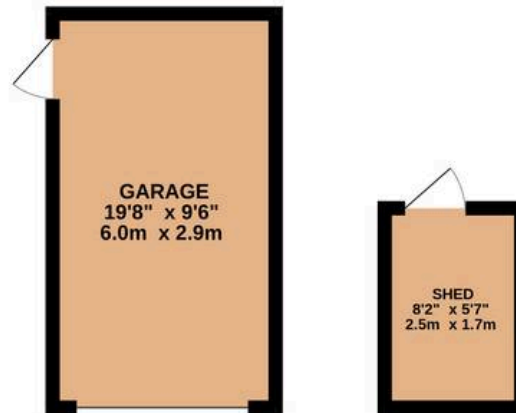
To the front of the property is a large frontage providing off road parking for multiple vehicles and well-maintained front gardens featuring lawn and planted shrubbery. To one side is gated pedestrian access to the rear.

The extensive rear garden boasts a wonderful, decked seating area, before leading on to the remainder of garden laid to lawn adorned with mature shrubbery. The detached garage provides perfect outdoor storage alongside the garden shed.

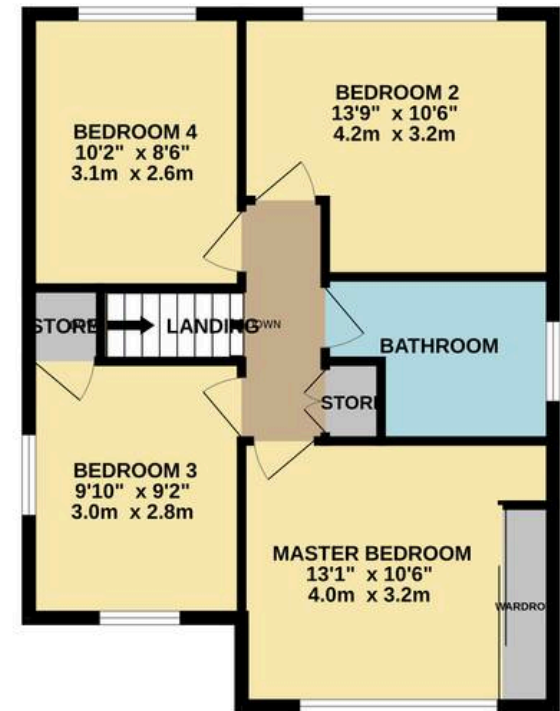




GROUND FLOOR



1ST FLOOR



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



02381 102221



chandlersford@rowehomes.co.uk

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!)

