



Rowe
& Co.

3 Boyton Mead, Eastleigh

Eastleigh

£450,000

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Eastleigh, Eastleigh

Situated within a highly popular development built by Bargate Homes, this beautifully presented three-bedroom terraced property offers spacious and well-balanced accommodation, ideal for modern family living. The home is conveniently located within the catchment areas for Thornden and Otterbourne Schools, making it a superb choice for families. Offering approximately 1,206 sq ft of internal space, the accommodation comprises a welcoming entrance hall, a generous lounge, and a well-appointed kitchen/dining room—perfect for everyday living and entertaining. A separate utility room and cloakroom complete the ground floor. Upstairs, the first floor features three well-proportioned bedrooms, including a principal bedroom with en-suite, and a modern family bathroom. Externally, the property enjoys a secluded rear garden and two allocated parking spaces, one of which is located under a car port.

Allbrook is conveniently situated just over two miles from Eastleigh town centre, which offers a wide range of shops, leisure, and entertainment facilities. The location provides easy access to both Winchester and Southampton, each offering a broader selection of amenities. Eastleigh railway station offers direct services to London Waterloo, Winchester, and Southampton. Excellent transport links include the nearby M3 and M27 motorways, as well as Southampton Airport, all within easy reach.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Thornden & Otterbourne School Catchments
- Three Bedrooms
- Modern Kitchen / Dining Room
- Two Allocated Parking Spaces



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INSIDE

You are welcomed into a spacious entrance hall, offering access to all principal rooms, including a convenient cloakroom with built-in storage and a staircase rising to the first floor.

To one side, a door opens into the generous lounge, featuring a front-facing window and French doors that lead out to the rear garden, creating a bright and inviting space. The well-appointed utility room enjoys a front aspect and is fitted with base-level units, along with plumbing and space for appliances. At the heart of the home is a stunning 20ft kitchen/dining room, also with French doors opening onto the rear garden.

This expansive space easily accommodates a dining table and chairs, with additional room for seating or furniture. The kitchen is equipped with a range of stylish shaker-style wall and base units, along with integrated appliances.

Upstairs, the first floor offers three well-proportioned bedrooms, all benefitting from fitted wardrobes. The master bedroom also enjoys the luxury of an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

OUTSIDE

To the front of the property are two allocated parking spaces, one of which is situated beneath a carport.

The secluded rear garden benefits from gated pedestrian access and features two paved seating areas. The remainder is laid to artificial lawn, complemented by a selection of planted shrubs and a useful storage shed.





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



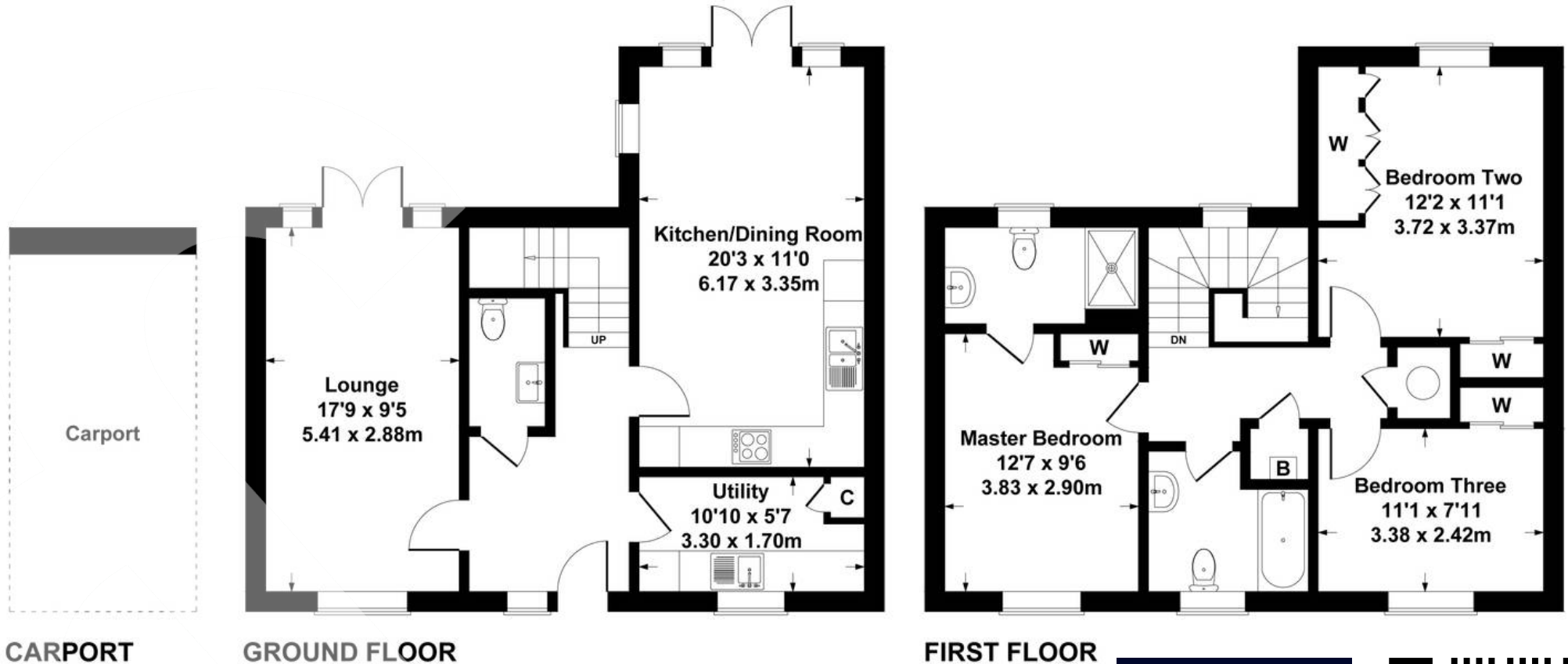
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Approximate Gross Internal Area
1206 sq ft - 112 sq m
(Excluding Carport)



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!)

