

**Rowe
& Co.**

7b Tyrrel Road, Chandler's Ford

Eastleigh

£850,000

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7b Tyrrel Road

Chandler's Ford, Eastleigh

Nestled in a quiet cul-de-sac, this imposing modern family home offers a practical and well-balanced layout extending to approximately 2,153 sq ft. The property falls within the highly regarded Thornden School catchment. The ground floor comprises a spacious entrance hall, a lounge, a kitchen and dining area, a study, a utility room, and a cloakroom, while the first floor features four well-proportioned bedrooms, two of which benefit from en-suite facilities, alongside a family bathroom. Outside, the home boasts a large driveway, a wrap-around rear garden, a detached double garage, and a garden room, providing both space and versatility for family life.

Located in the popular area of Chandler's Ford, this home enjoys a prime position just a 15-minute drive from both the vibrant city of Southampton and the historic cathedral city of Winchester. Chandler's Ford offers a wide range of local amenities including shops, restaurants, traditional inns, and reputable schools, making it a highly desirable place to live. Nearby Winchester is renowned for its rich history, stunning architecture, and cultural attractions. Excellent transport links are a key advantage, with the M27, M3, A34, and A303 all within easy reach—providing convenient access to London, the New Forest, and the South Coast.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three Bathrooms
- Four Bedrooms
- Detached Double Garage
- Thornden School Catchment
- Secluded Position

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INSIDE

The property is entered via a spacious entrance hall, leading through to an inviting lounge with French doors opening directly onto the garden, creating a lovely connection between indoor and outdoor living. A separate contemporary kitchen/dining room forms the heart of the home, featuring a stylish central island with gas hob, modern integrated appliances, and ample preparation space.

One end of the room comfortably accommodates a large dining table and chairs, making it ideal for both everyday family life and entertaining. A separate utility room provides additional storage and side access, while a useful ground floor study is conveniently accessed from the kitchen. The hallway also benefits from further storage and a generous cloakroom.

Upstairs, a bright and airy landing leads to four well-proportioned bedrooms, two of which benefit from modern en-suite shower rooms, alongside a spacious family bathroom. Throughout the property there is a wonderful sense of light and space, making this an ideal family home.

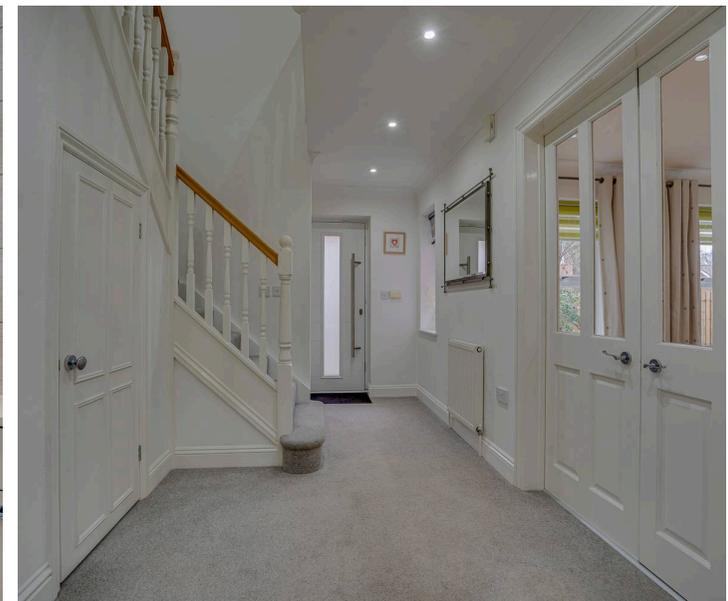
OUTSIDE

The generous plot offers ample driveway parking for multiple vehicles, along with access to a detached double garage. Gated pedestrian access is provided to the side of the property.

The low-maintenance gardens are divided into two sections and wrap around the house, offering a high degree of privacy. Positioned behind the garage is a versatile garden room, ideal for use as a home office, bar, or playroom.



Rowe & Co.



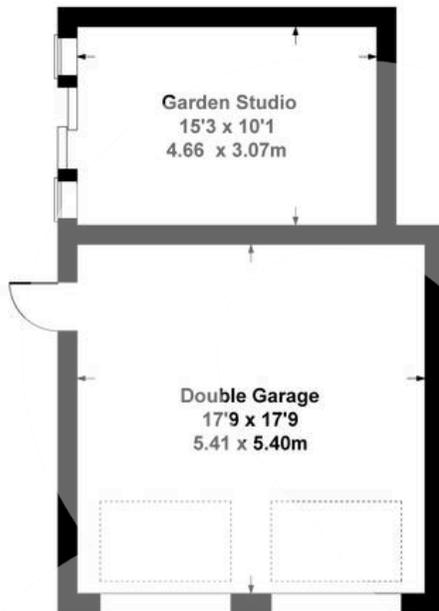
**REQUEST
VIEWING**

(GOTTA BE QUICK!)

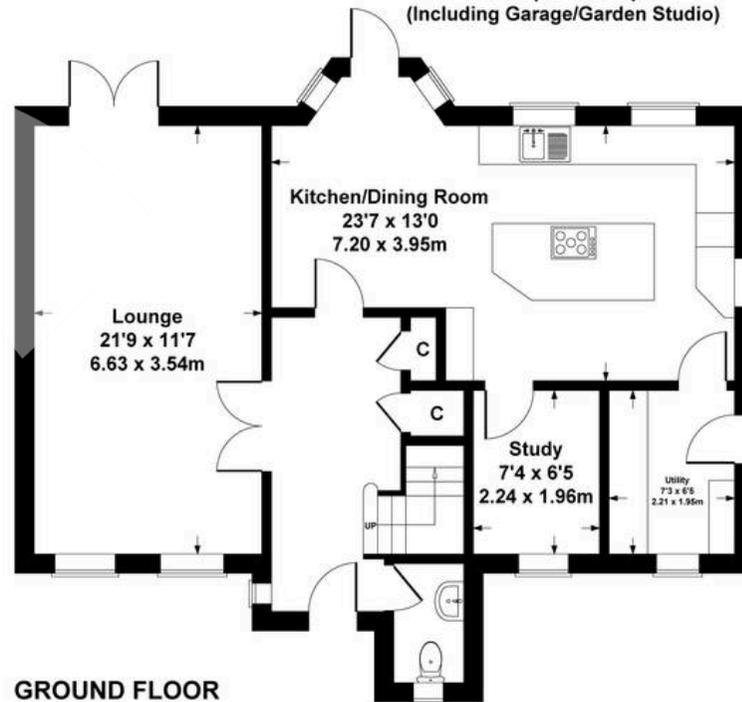


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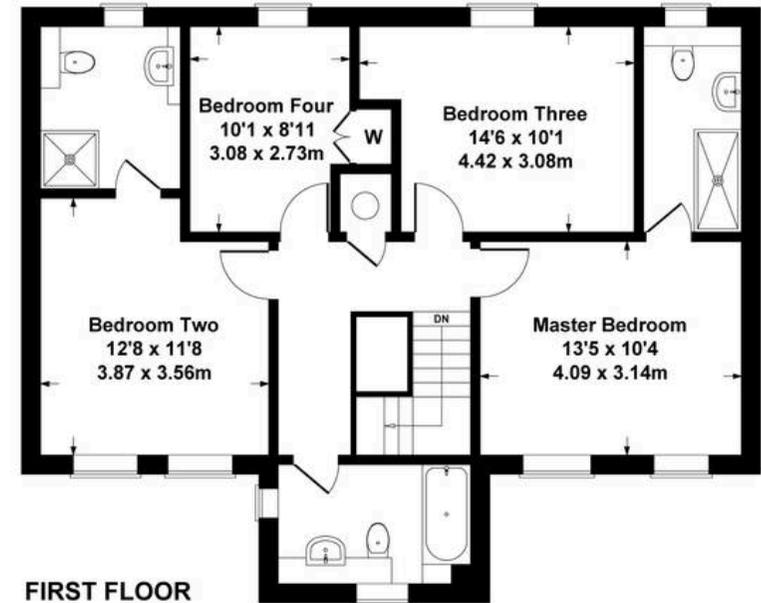
Approximate Gross Internal Area
2153 sq ft - 200 sq m
(Including Garage/Garden Studio)



GARAGE



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.

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