

Chimneypots  
ESTATE AGENTS

YOUR HOME • OUR PASSION

Church Road, Eastleigh, SO50 6BH  
Offers Over £650,000



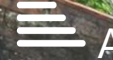
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3



A



- 1930s Detached House with a large plot
- Thermodynamic Atmospheric Energy Panel & 16 Solar Panels - EPC Rating 94A
- Separate Lounge and Dining Room with feature fireplaces
- Double glazed throughout
- Two large garages with electric doors
- 3 Large Double Bedrooms
- Handcrafted window frames, fire surrounds & cabinetry
- New wiring and fuse board fitted - certified in 2021
- Excellent views
- Potential for annexe





A rare gem, this 1930s Detached House sits within a large plot and boasts many desirable features that will captivate discerning buyers. Situated in a sought-after location, this home offers a perfect blend of timeless charm and modern convenience.

Thanks to its use of various energy-efficient solutions, this property has achieved an energy performance rating of 94A, which is rare in a property of this age.

As you approach, a driveway leads you to a convenient turning circle at the rear, providing parking and easy access for multiple vehicles. The large plot also includes two generously sized garage spaces, with a sizeable upstairs office area, offering the potential for conversion to an annexe or additional living space.

The property also benefits from a well-kept garden, with lawns and picturesque flower and shrub borders and a garden shed with electricity.

Inside you'll find a wealth of attractive features. Admire the fire surrounds and cabinetry throughout the house, all handmade by a master craftsman, adding a touch of elegance and character to each room. The ground floor features a front lounge and a dining room with beautiful bay windows. To the rear of the property, you'll find the kitchen and morning room, UPVC Victorian-style conservatory, cloakroom, and porch.

The first floor offers three generous double bedrooms and a bathroom. The large, fully insulated, and boarded loft area features electrics and a fitted folding ladder for ease of access. This provides ample storage or potential for expansion.

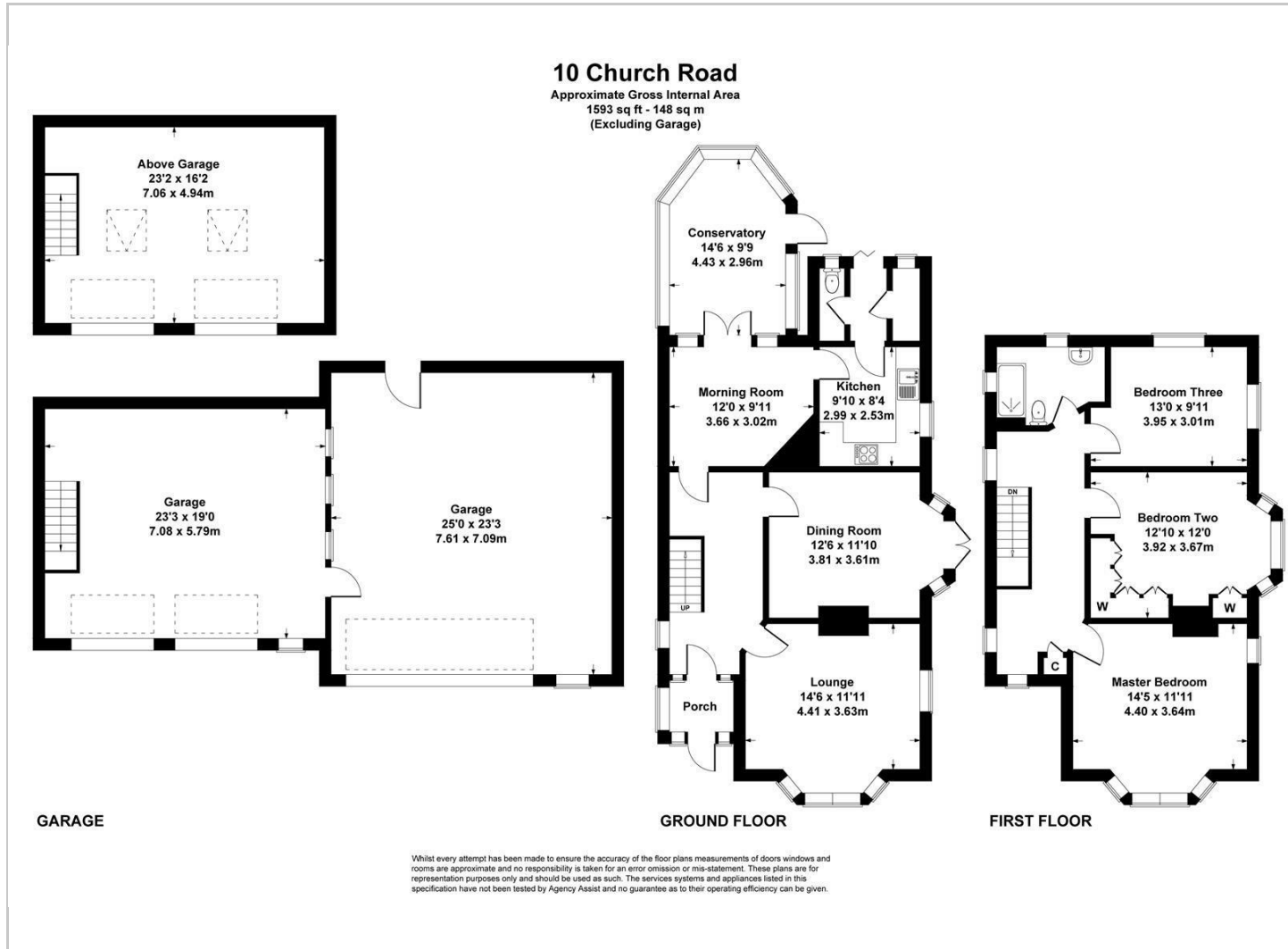
Finished to an exceptional standard throughout and meticulously maintained, this property represents a rare opportunity to own a distinguished residence that combines classic charm with modern comforts. Enjoy fantastic views from various vantage points around the property, adding to the appeal of this exceptional home.

Don't miss your chance to make this exquisite house your forever home. Schedule a viewing today and experience it yourself.





## Floor Plans



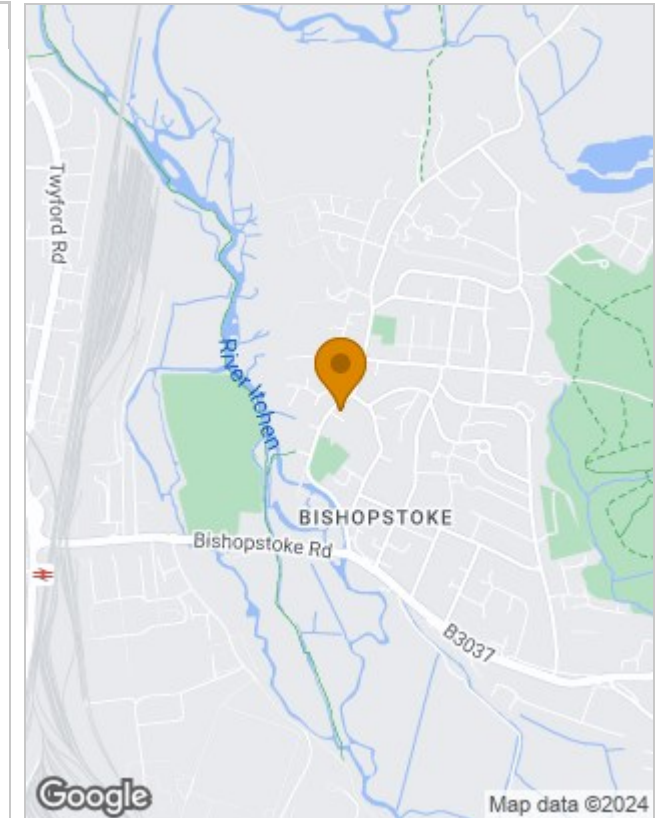
## Viewing

Please contact our Chimneypots Estate Agents Office on 01489 584298 if you wish to arrange a viewing appointment for this property or require further information.

32 Bridge Road, Park Gate, Southampton, Hampshire, SO31 7GF  
Tel: 01489 584298 Email: [hello@chimneypotsestateagents.co.uk](mailto:hello@chimneypotsestateagents.co.uk) <https://www.chimneypotsestateagents.co.uk>

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>94</b>	<b>97</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	