



Rowe  
& Co.

11 Velmore Road, Chandlers Ford

Chandlers Ford

£950,000



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## 11 Velmore Road

Chandlers Ford

This exceptional five-bedroom executive residence enjoys a prime position on the picturesque, tree-lined Velmore Road — a peaceful no-through road known for its tranquillity and convenience. Offering approximately 2,314 sq ft of beautifully appointed living space, this striking bay-fronted home combines timeless character with refined modern luxury. Immaculately presented throughout, the property opens with a spacious entrance hall leading to an elegant formal lounge. The heart of the home is the stunning open-plan kitchen and dining space — an impressive, light-filled setting designed for both relaxed family living and sophisticated entertaining. A separate formal dining room, well-equipped utility room, contemporary ground floor shower room and versatile study further enhance the home's flexibility and practicality. Upstairs, five generously proportioned bedrooms provide superb accommodation, complemented by a beautifully finished family bathroom. External benefits are a substantial driveway and mature, landscaped rear gardens. A stylish garden room and elegant wooden pergola create the perfect backdrop for outdoor entertaining and summer evenings. A distinguished home of exceptional quality in one of the area's most desirable locations.

- Premium Location
- 2314 SqFt Total Accommodation
- Luxury Finishings
- Large Established Rear Garden
- Five Bedrooms



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## 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.

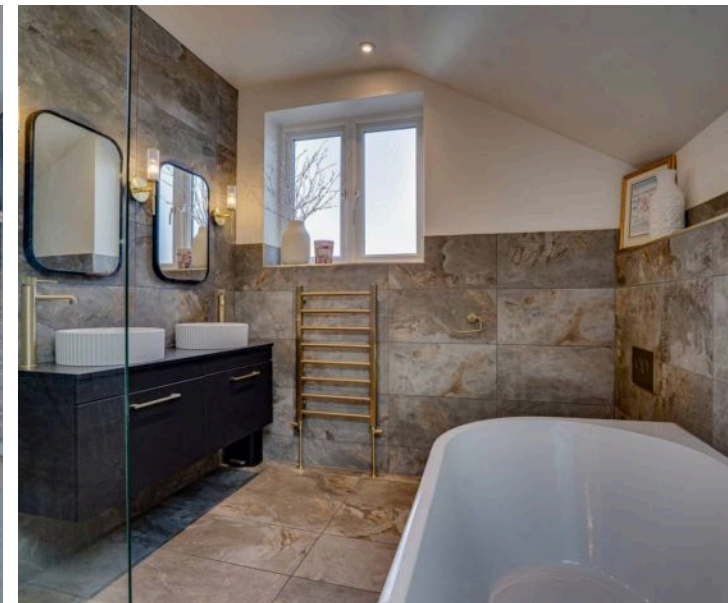
It is approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:N/A





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### Chandlers Ford

This exceptional and beautifully appointed family residence makes an unforgettable first impression, welcoming you through a grand entrance hall bathed in natural light. Elegant proportions and a sense of space immediately set the tone for the accommodation beyond, while the staircase rises gracefully to the first floor, complemented by a discreet understairs storage cupboard. The refined sitting room is a superbly inviting retreat, enhanced by a striking bay window that draws in an abundance of natural light. A stylish feature fireplace forms a sophisticated focal point, creating a warm yet elegant ambience. Double doors open through to the formal dining room — an impressive setting for entertaining, comfortably accommodating a substantial dining table for memorable gatherings with family and friends. Undoubtedly the heart of the home is the magnificent open-plan kitchen/dining space to the rear. Designed with both everyday living and entertaining in mind, this stunning contemporary room is flooded with light from expansive Velux windows and double doors that open seamlessly onto the rear garden, effortlessly blending indoor and outdoor living. The kitchen is exquisitely appointed with a comprehensive range of shaker-style cabinetry, premium work surfaces, and a substantial central island that provides both a statement feature and practical workspace. High-quality integrated appliances include an induction hob, double oven, and dishwasher. An open aspect leads to a well-equipped utility room, offering additional storage and access to the stylish ground floor shower room. A thoughtfully positioned study at the front of the property provides a quiet and private space, ideal for home working.





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The sense of space continues upstairs, where a generous landing leads to five beautifully proportioned double bedrooms, the family bathroom, an airing cupboard, and loft access. The luxurious principal suite enjoys a charming bay window to the front aspect and benefits from bespoke fitted wardrobes. The remaining four bedrooms are all spacious doubles, served by a contemporary family bathroom finished to a high standard. A truly impressive home combining elegance, comfort, and exceptional living space throughout.

### OUTSIDE

Externally, the residence is every bit as impressive as its interior. A sweeping driveway provides extensive private parking, while discreet gated side access leads gracefully to the rear grounds.

The beautifully matured and professionally landscaped garden offers an exceptional sense of privacy and tranquillity, creating a truly secluded retreat. Designed with both elegance and lifestyle in mind, the outdoor space is perfectly curated for refined living and entertaining. A bespoke garden room provides a versatile and sophisticated addition — ideal as a private home office, boutique gym, or stylish entertaining lounge. Expansive paved terraces invite elegant al fresco dining and summer soirées, while the striking timber pergola forms a natural focal point — an idyllic setting for relaxed evenings and peaceful moments alike.



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Approximate Gross Internal Area  
2314 sq ft - 215 sq m  
(Including Outbuilding)



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.