



Rowe
& Co.

Rowe
& Co.

FOR SALE

40 Randall Road, Chandler's Ford

Eastleigh

£1,250,000



40 Randall Road

Chandler's Ford, Eastleigh

This outstanding executive residence has been impeccably redesigned and finished to an exceptional standard by the current owners, combining timeless elegance with sophisticated contemporary living. Showcasing an uncompromising attention to detail, the home is appointed throughout with premium fixtures and fittings, bespoke finishes, and exquisitely crafted interiors, creating an atmosphere of understated luxury and refined comfort across approximately 2,659 sq ft of beautifully curated accommodation.

Positioned within the heart of Hiltingbury on one of the area's most prestigious and highly coveted roads, the property opens into a grand and welcoming entrance hall, setting the tone for the impressive accommodation beyond. At the heart of the home lies a stunning bespoke kitchen/breakfast room, perfectly designed for both everyday family life and stylish entertaining, flowing seamlessly into an elegant dining/family room filled with natural light. A versatile study/snug provides an ideal retreat or home office, while the beautifully appointed sitting room offers a luxurious space in which to relax and unwind. A separate utility room and contemporary ground floor shower room complete the ground floor accommodation.



The first floor continues the home's sense of luxury, offering four generously proportioned bedrooms, including a magnificent principal suite featuring a bespoke walk-in wardrobe and an opulent en-suite bathroom. Bedroom two also benefits from its own stylish en-suite, while a beautifully finished contemporary family bathroom serves the remaining bedrooms. Externally, the property is equally impressive, approached via a substantial driveway providing extensive off-road parking.

40 Randall Road

Chandler's Ford, Eastleigh

To the rear, the home enjoys a truly stunning established garden, beautifully landscaped and offering an exceptional degree of privacy, creating a tranquil setting for outdoor entertaining and elegant family living.

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, both cities have an extensive range of facilities. 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 and 65 minutes from Southampton Parkway.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Thornden School Catchment
- Desirable Hiltingbury Location
- Luxury En-Suites & Family Bathroom
- Open Plan Dining/Family Room
- Ground Floor Shower Room
- Secluded Rear Garden Approaching 1/3 of an acre.



Rowe
& Co.



**Rowe
& Co.**



40 Randall Road

Chandler's Ford, Eastleigh

INSIDE

Upon entering, a striking reception hall sets the tone for the accommodation beyond, leading seamlessly to the principal reception rooms. The elegant sitting room is centred around a feature fireplace and enjoys a stylish contemporary aesthetic, with expansive sliding doors opening onto the beautifully designed patio and gardens beyond.

At the heart of the home lies a spectacular open-plan kitchen, meticulously crafted with bespoke cabinetry, premium work surfaces and a statement central island, perfectly suited to both relaxed family living and sophisticated entertaining.

Flowing effortlessly from the kitchen is the magnificent dining and family area — an impressive light-filled space that forms the true centrepiece of the home and an exceptional setting for modern living.

Further enhancing the ground floor is a thoughtfully designed utility and boot room together with an impeccably finished guest shower room and cloakroom, all appointed to an exacting standard.

Ascending to the first floor, the luxurious accommodation continues with four beautifully proportioned bedrooms. The sumptuous principal suite features an elegant dressing room and a lavish en-suite shower room, creating a private sanctuary of comfort and style.

A second bedroom also benefits from contemporary en-suite facilities, while the remaining bedrooms are served by a beautifully appointed family bathroom finished with exceptional attention to detail.



40 Randall Road

Chandler's Ford, Eastleigh

OUTSIDE

To the front of the residence, an elegant block-paved driveway provides extensive off-road parking for multiple vehicles, complemented by gated pedestrian access to the rear. The private enclosed rear gardens have been exquisitely landscaped and impeccably maintained to an outstanding standard, creating a truly tranquil outdoor retreat.

A magnificent paved terrace offers the perfect setting for luxurious al fresco dining and sophisticated entertaining, beautifully positioned to overlook the manicured lawns and mature planted borders beyond.

Enveloped by established hedging, the gardens enjoy an exceptional degree of privacy and seclusion. A substantial garden shed provides excellent additional storage accommodation.

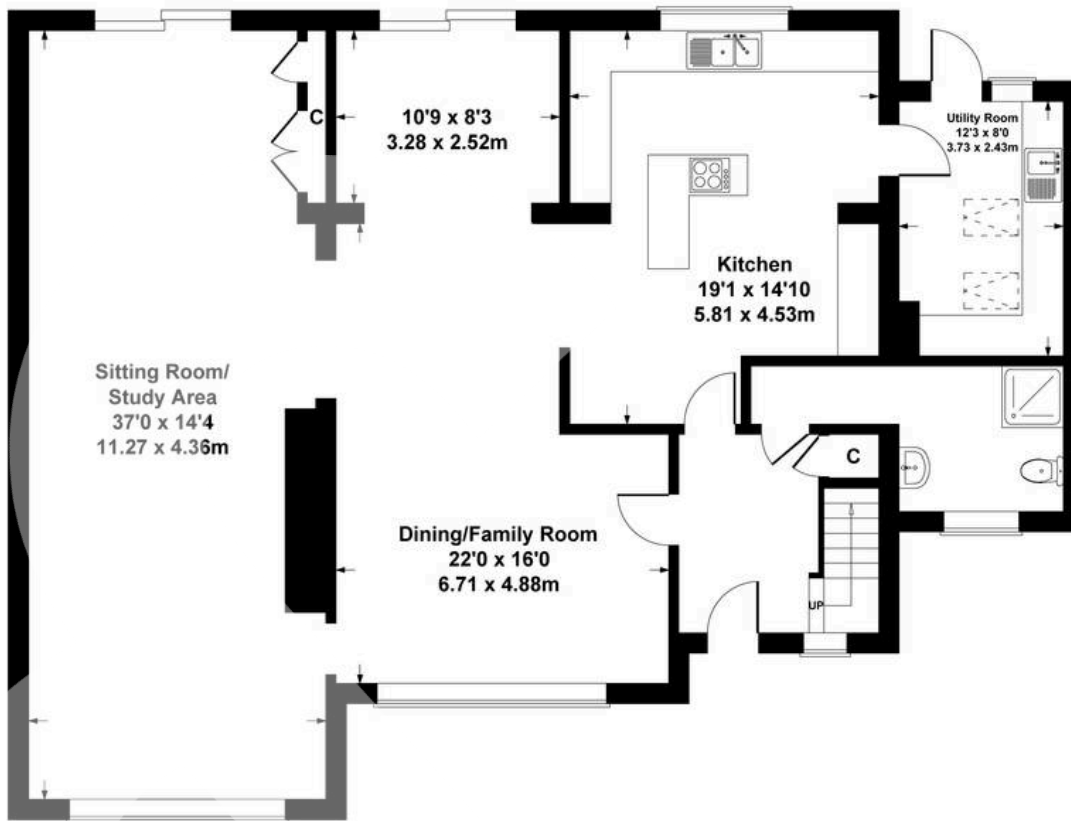


Rowe & Co.

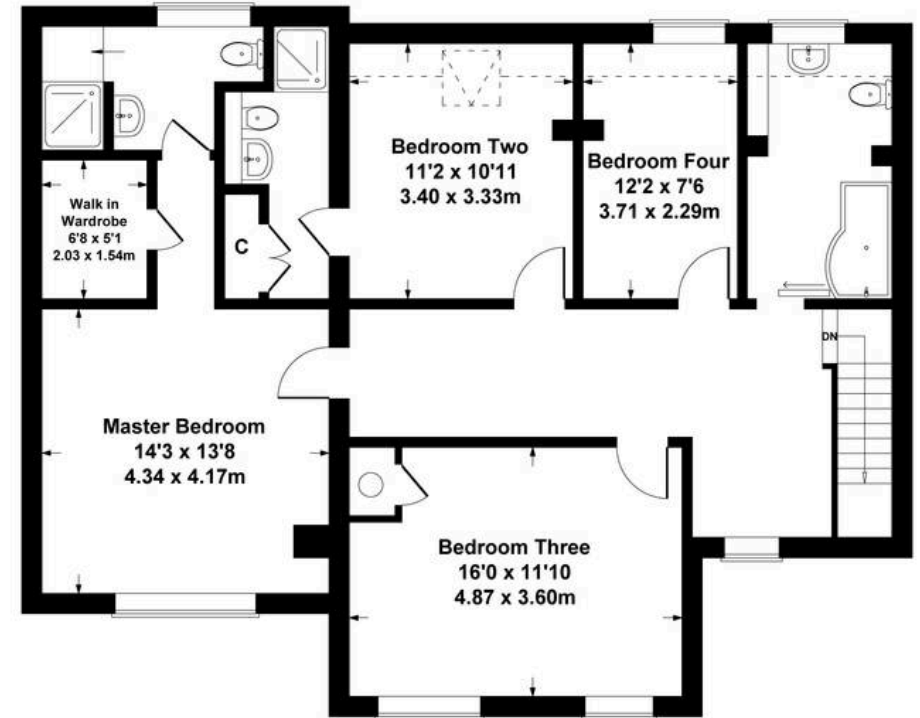


40 Randall Road

Approximate Gross Internal Area
2659 sq ft - 247 sq m





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.

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

 02381 102221

 chandlersford@rowehomes.co.uk