

**Rowe
& Co.**

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FOR SALE

5 Grosvenor Road, Chandler's Ford

Eastleigh

£995,000

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& Co.



5 Grosvenor Road

Chandler's Ford, Eastleigh

Situated on one of Hiltingbury's most sought-after roads, this impressive executive five-bedroom detached residence occupies a mature and established plot, offering spacious and versatile accommodation ideal for modern family living. The ground floor comprises an entrance porch leading into a welcoming hallway, generous lounge, separate family room, formal dining room, well-appointed kitchen/breakfast room, utility room, and cloakroom. Upstairs, the property benefits from five well-proportioned bedrooms, including a superb principal bedroom with en-suite facilities, together with two additional family bathrooms. Externally, the home features a substantial driveway providing ample off-road parking, a useful store, and a private secluded rear garden, perfect for outdoor entertaining and family enjoyment.

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



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INSIDE

You enter the property through a welcoming entrance porch, with a further door leading into the hallway. From here, doors provide access to all principal rooms, including the cloakroom, while stairs rise to the first floor. To one side, the lounge enjoys a window to the front aspect and opens through sliding doors into the spacious family room, featuring dual-aspect windows and folding doors leading out to the rear garden.

The dining room, with its attractive rounded front-facing window, offers a versatile space that could also be used as a study or playroom. The kitchen/breakfast room overlooks the rear garden and provides ample space for a dining table and chairs. The kitchen is fitted with a range of wall and base units incorporating cupboards and drawers, complemented by worktops above. A further door leads to the utility room and the store/garage. On the first floor, the generous landing gives access to all rooms.

The principal bedroom benefits from a walk-in wardrobe area leading to an en-suite shower room. There are four further well-proportioned bedrooms, served by a family bathroom and a separate shower room.

OUTSIDE

To the front of the property is a large driveway with gated pedestrian access leading to the rear garden, along with access to the garage/store via barn style doors.

The established rear garden features a large paved seating area, ideal for entertaining, while the remainder is mostly laid to lawn with a variety of planted shrubs and summer houses at one end.



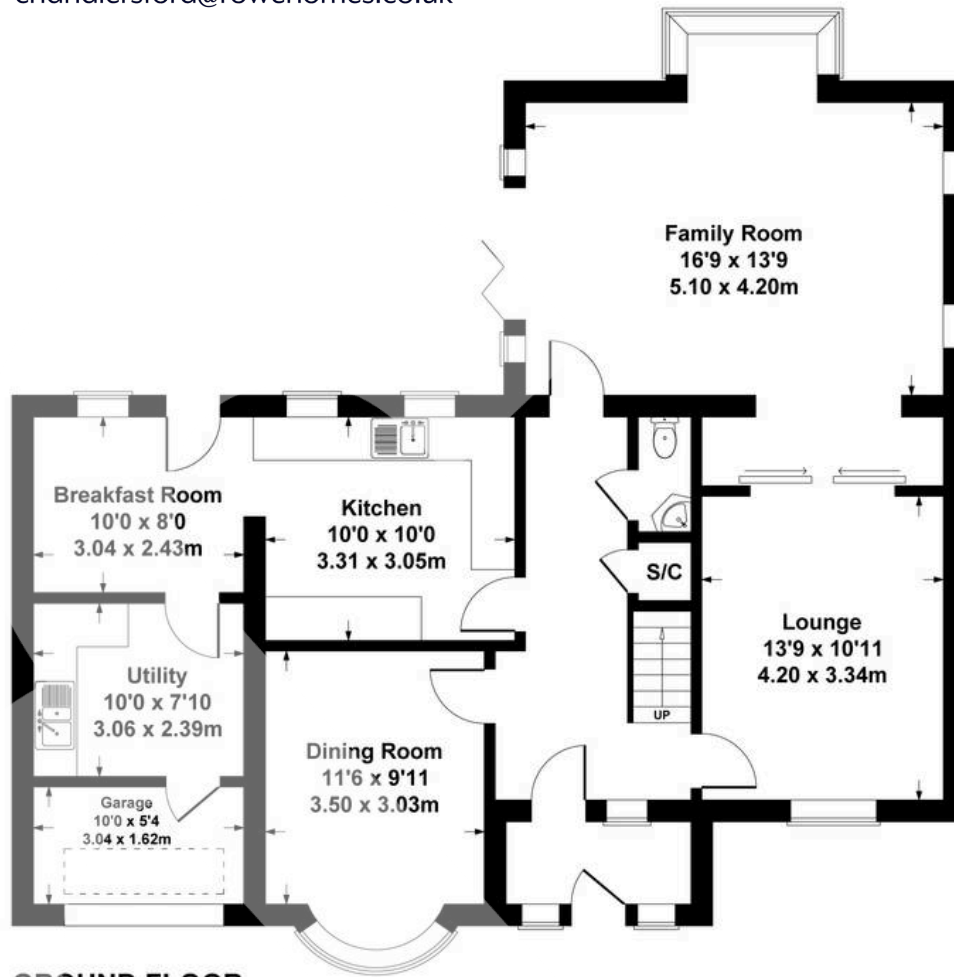
📍 1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG

☎ 02381 102221

✉ chandlersford@rowehomes.co.uk

5 Grosvenor Road

Approximate Gross Internal Area
2271 sq ft - 211 sq m
(Including Garage)



GROUND FLOOR



UPPER 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.