



**Rowe
& Co.**

187a Hursley Road, Chandler's Ford

Eastleigh

In Excess of **£695,000**

Rowe
& Co.



187a Hursley Road

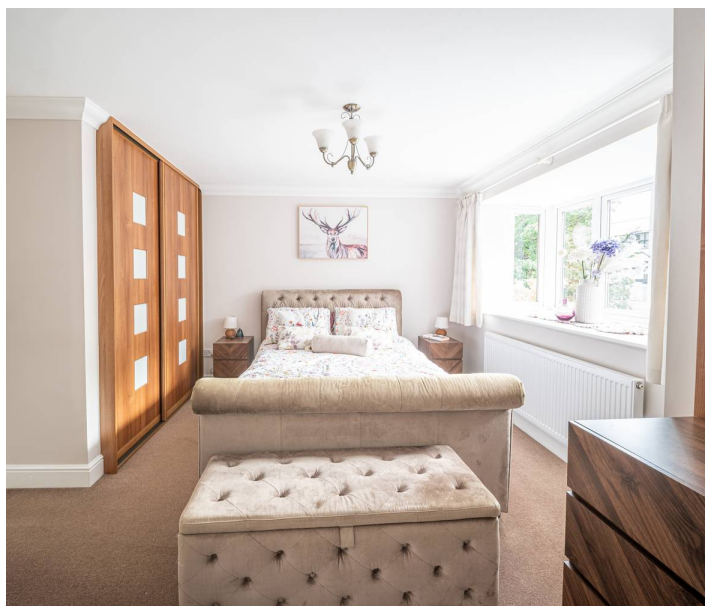
Chandler's Ford, Eastleigh

Offered with no forward chain, this beautifully presented and exceptionally spacious family home provides over 1,850 sq ft of versatile accommodation, thoughtfully arranged over four floors. Situated in the highly sought-after area of Chandler's Ford, the property offers generous living space combined with excellent access to local amenities and highly regarded schools. The home falls within the catchment area for the renowned Thornden and Hiltingbury schools, with Hiltingbury School conveniently within easy walking distance. Externally, the property benefits from a private front driveway, providing convenient off-road parking, while the low-maintenance rear garden offers a further excellent outdoor space. Additional parking is available to the rear, with ample provision for multiple vehicles. An ideal choice for families seeking a substantial, well-presented home in a desirable location

LOCATION

Chandler's Ford is a popular and well-connected Hampshire town, offering a wide variety of shops, restaurants and traditional public houses. Local schools are within easy walking distance, while the nearby cities of Winchester and Southampton are approximately a 15- and 20-minute drive away respectively, providing an extensive range of shopping, leisure and cultural facilities. The area also benefits from excellent transport links, with convenient access to both the M3 and M27. Chandler's Ford railway station provides regular connections to Winchester and Southampton, with London Waterloo accessible in approximately 57 minutes from Winchester and 65 minutes from Southampton Parkway, making the area particularly attractive for commuters.

Council Tax band: E - Tenure: Freehold - EPC Energy Efficiency Rating: C



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INSIDE

Upon entering, you are welcomed into a bright and spacious entrance hall, complete with a convenient cloakroom. To the rear of the property, the generous sitting room opens onto a balcony overlooking the garden, creating a wonderful space in which to relax and unwind. The integral garage has been thoughtfully converted for use as a hobby area, offering excellent flexibility and additional usable space. The lower ground floor is centred around an impressive 28ft kitchen/dining/family room, providing an ideal setting for both everyday family life and entertaining. The kitchen is well equipped and fitted with a comprehensive range of wall and base-level units, cupboards and drawers, complemented by attractive worktops. A further cloakroom is conveniently located within the spacious hallway. On the first floor, there is a guest bedroom with a full en-suite, two further bedrooms and a family bathroom. The top floor is dedicated to the impressive principal bedroom, which benefits from its own en-suite shower room, complete with wash hand basin and WC.

OUTSIDE

To the front of the property is a block-paved driveway providing ample off-road parking, with additional parking available to the rear for up to five cars . The driveway also provides access to the garage via an up-and-over door, while gated pedestrian access leads through to the rear garden. The low-maintenance rear garden features a large paved seating area, providing an ideal space for outdoor dining, entertaining and gatherings with family and friends.



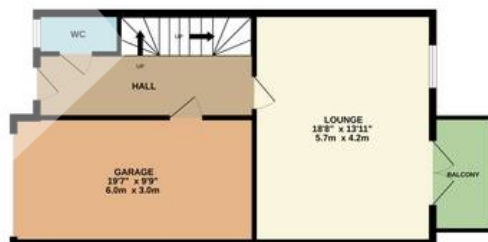
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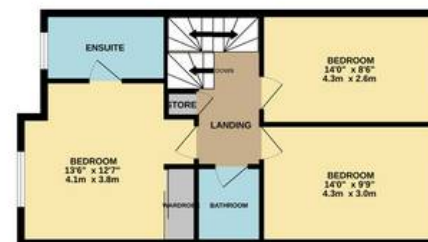
LOWER GROUND



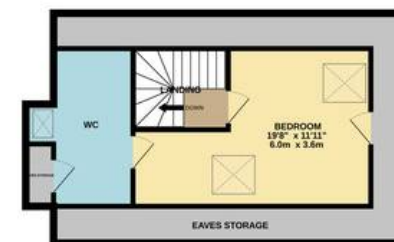
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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