



Rowe  
& Co.

53 Brownhill Road, Chandler's Ford

Eastleigh

In Excess of £950,000

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& Co.**



## 53 Brownhill Road

Chandler's Ford, Eastleigh

This exceptional five-bedroom detached residence is offered to the market for the first time in over 40 years. Occupying a prominent position on a generous 0.4-acre plot, the property is ideally situated in the heart of Chandler's Ford. Dating back to the early 1920s, the home retains a wealth of charming period features throughout and offers an exciting opportunity for its next owners to put their own stamp on it. The ground floor accommodation comprises a welcoming entrance hall, a spacious lounge, an elegant drawing room, a well-appointed kitchen/dining room, along with a utility room and cloakroom. Upstairs, the first floor offers five well-proportioned bedrooms, including a principal bedroom with en-suite shower room, as well as a modern family shower room. Externally, the property is surrounded by beautifully maintained, mature gardens to both the front and rear, offering a high degree of privacy and seclusion. Additional benefits include a garage and a large driveway providing ample off-road parking.

The property occupies a popular position within the highly desirable Hampshire town of Chandler's Ford, a thriving and well-connected community offering a selection of shops, restaurants and traditional public houses. Communications are excellent, with convenient access to the M3 and M27 motorways. Mainline rail services are readily available, with London Waterloo approximately 57 minutes from Winchester and around 65 minutes from Southampton Airport Parkway, making the location particularly attractive for commuters.

Council Tax band: F - Tenure: Freehold

EPC Energy Efficiency Rating: D



# 53 Brownhill Road

## Chandler's Ford, Eastleigh

The property is entered via a spacious entrance hall that extends to the rear, providing access to all ground floor accommodation, including a cloakroom and stairs rising to the first floor.

A door leads into the formal lounge, featuring a bay window to the front aspect and a further door opening onto the rear garden. Adjacent is an additional reception room offering versatile living space, also benefiting from a bay window overlooking the front garden. The impressive 21ft kitchen/dining room enjoys a rear-facing window and ample space for a large dining table and chairs. The kitchen is fitted with a range of wall and base units, complete with cupboards and drawers beneath, complemented by worktops and a breakfast bar. A further door leads to a spacious utility/boot room with an external door providing convenient access to the outside.

To the first floor, a generous landing with a side window allows for plenty of natural light. There are five well-proportioned bedrooms, all benefiting from fitted wardrobes and wash hand basins, with the guest bedroom also featuring its own shower room. A stylish family shower room serves the remaining bedrooms.

### OUTSIDE

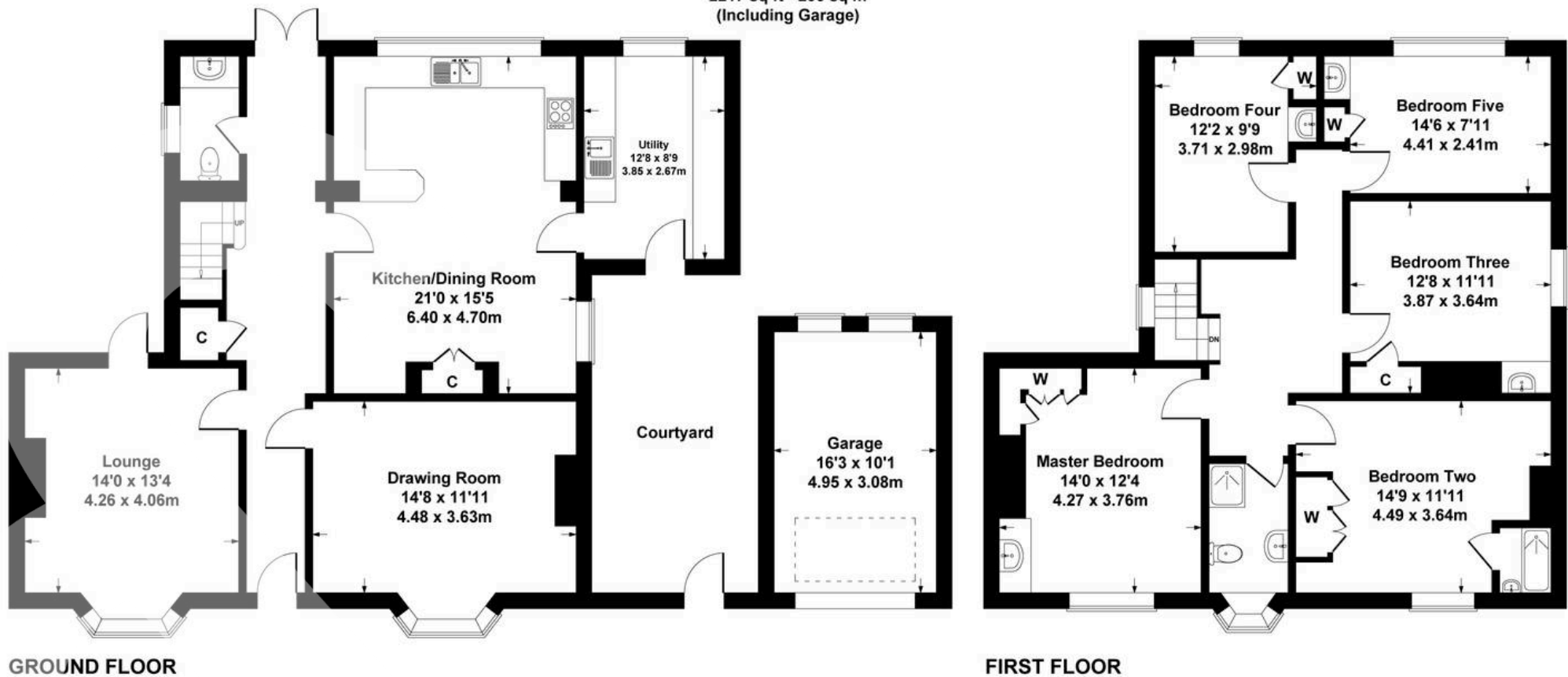
The property benefits from a large frontage, completely secluded from the road. A long driveway leads to the front of the property and can accommodate parking for multiple vehicles.

There is a substantial lawned area with a variety of planted shrubs and trees, along with gated pedestrian access to both sides of the property. The garage can be accessed via an up-and-over door. A paved courtyard provides an ideal seating area, complemented by two additional paved spaces—perfect for entertaining and socialising. The remainder of the garden is mostly laid to lawn and is bordered by mature hedges, shrubs, and trees, creating a private and established outdoor space.



## 53 Brownhill Road


Approximate Gross Internal Area  
2217 sq ft - 206 sq m  
(Including Garage)



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.

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