



**Rowe
& Co.**

21 Oakmount Avenue, Chandler's Ford

Eastleigh

In Excess of **£600,000**

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21 Oakmount Avenue

Chandler's Ford, Eastleigh

This exceptional four-bedroom detached home is set on a secluded plot, with the tranquil Monks Brook meandering through the rear garden. The current owners have tastefully modernised the property throughout. The ground floor accommodation comprises an entrance hall, study, lounge, dining room, kitchen, conservatory, and cloakroom.

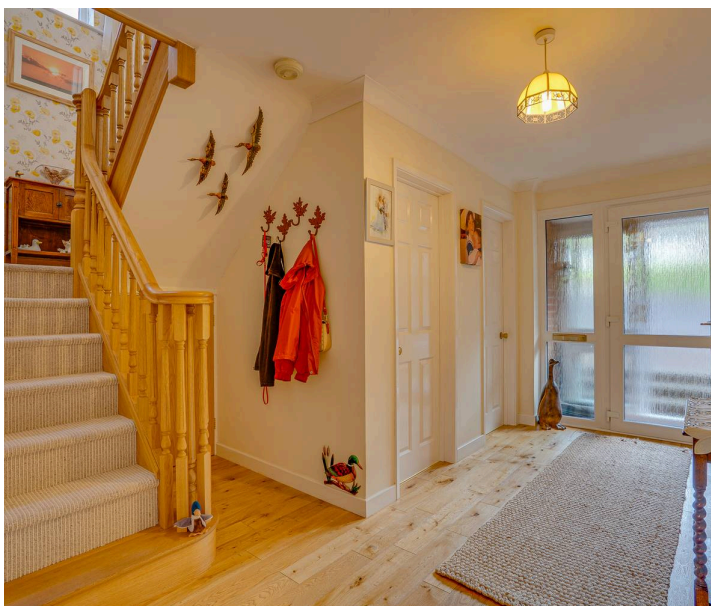
On the first floor, there are four bedrooms, including a master with en-suite, as well as a family bathroom. Externally, the property benefits from a driveway, single and double garages, and a beautifully maintained, highly secluded rear garden.

The property occupies a secluded and prime 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. The property is also perfectly positioned to enjoy both coast and countryside pursuits, with the stunning landscapes of South Downs National Park and New Forest within easy reach.

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: E - Tenure: Freehold

EPC Energy Efficiency Rating: C



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You enter the property into a spacious entrance hall, providing access to a cloakroom, under-stair storage, and stairs rising to the first floor, finished with elegant oak banisters. To one side, a door leads into a practical study with a window overlooking the front aspect. A further door opens into the generous lounge, featuring bi-folding doors that lead out to the decking area. Internal doors connect the lounge to the formal dining room, which in turn flows through sliding French doors into the conservatory.

The conservatory enjoys pleasant views over the rear garden and offers direct access to the decked seating area. The kitchen is well-appointed with a range of wall and base units, incorporating cupboards and drawers beneath complementary worktops. Upstairs, the first-floor landing includes a useful storage cupboard and provides access to all rooms. The master bedroom benefits from fitted wardrobes and an en-suite shower room. Bedroom two also features fitted wardrobes, while bedrooms three and four are both well-proportioned double rooms, all served by a family bathroom.


OUTSIDE

The front of the property features a driveway providing off-road parking, along with pedestrian side access leading to the rear. This also offers convenient access to both the single garage and the detached double garage, which provide excellent storage or potential for use as a workshop. The landscaped rear garden includes a raised seating area finished with composite decking, as well as an additional decked space that extends over the tranquil Monks Brook, leading to a further section laid with artificial lawn. The remainder of the garden is mainly laid to lawn and enhanced by a variety of mature trees and shrubs.



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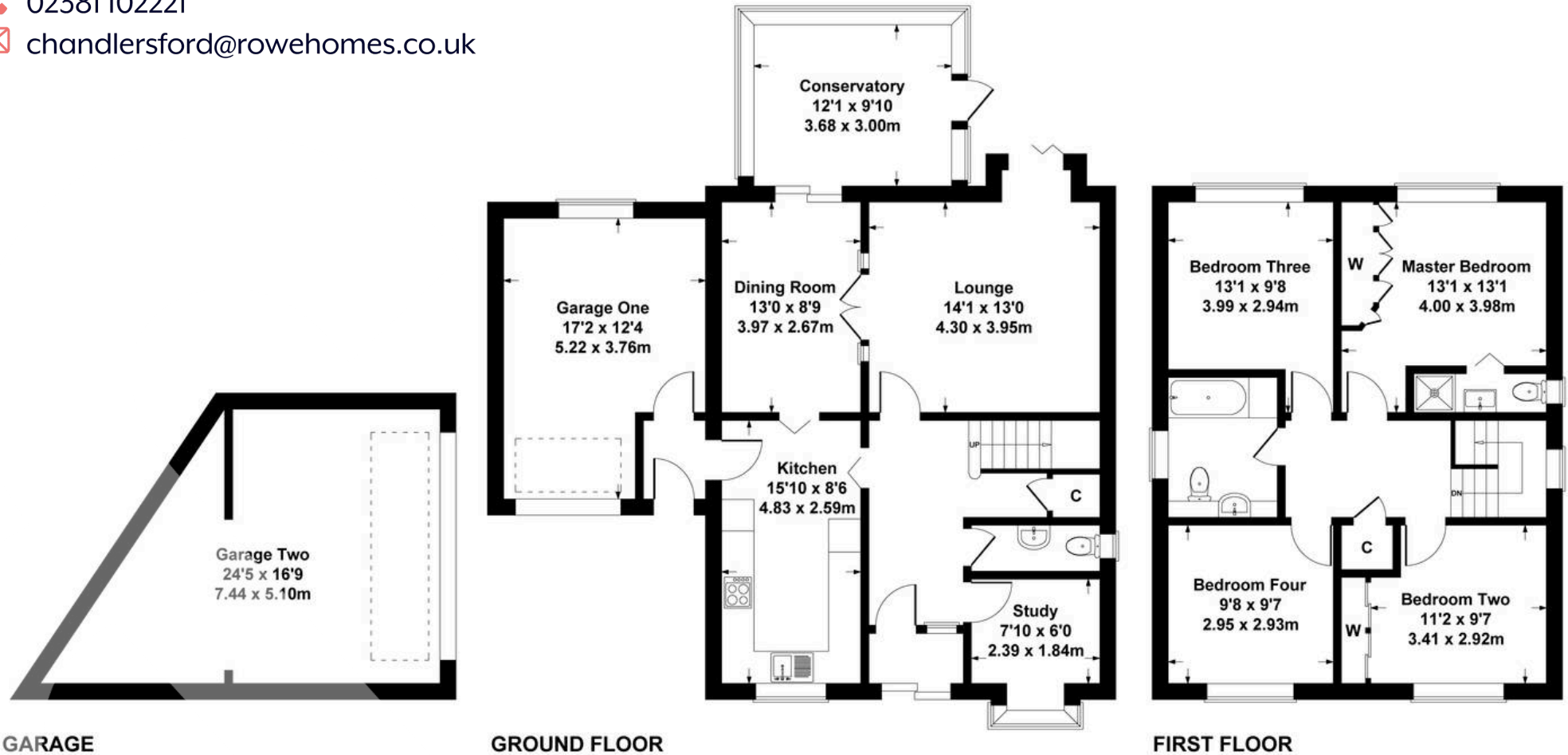
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21 Oakmount Avenue

Approximate Gross Internal Area
2024 sq ft - 188 sq m
(Including Garage)



GROUND 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.

FIRST FLOOR