



**Rowe
& Co.**

19 Woodlands Close, Hiltingbury

Hampshire

£760,000

Rowe
& Co.



19 Woodlands Close

Hiltingbury, Hampshire

Situated within a quiet cul-de-sac in the heart of Hiltingbury, this delightful four-bedroom detached home has been tastefully finished by the current owners. Offering approximately 1,808 sq ft of flexible accommodation, the property provides excellent scope for further extension, subject to the necessary planning permissions and consents, as demonstrated by neighbouring homes. The ground floor accommodation comprises an inviting entrance hall, spacious lounge, well-appointed kitchen, playroom, bedroom, and cloakroom. The first floor features three further bedrooms and a contemporary family bathroom. Externally, the property benefits from a large driveway, garage, home office, and a stunning south-facing rear garden, creating an ideal space for both relaxation and entertaining. LOCATION Chandler's Ford is one of Hampshire's most desirable residential locations, offering an excellent blend of convenience, community and countryside living. The town provides a comprehensive range of shops, restaurants, cafés and traditional public houses, together with excellent leisure and recreational facilities. Residents benefit from an extensive network of picturesque footpaths and open green spaces, including the popular Hiltingbury Lakes and Hocombe Mead, ideal for walking, running and family activities. The area is perfectly positioned for access to both coast and countryside, with the breathtaking landscapes of the South Downs National Park and the New Forest National Park both within easy reach. Communications are excellent, with convenient access to the M3 and M27 motorways, while mainline rail services provide regular connections to London Waterloo, with journey times of approximately 57 minutes from Winchester and around 65 minutes from Southampton Airport Parkway.

Council Tax band: E



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Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

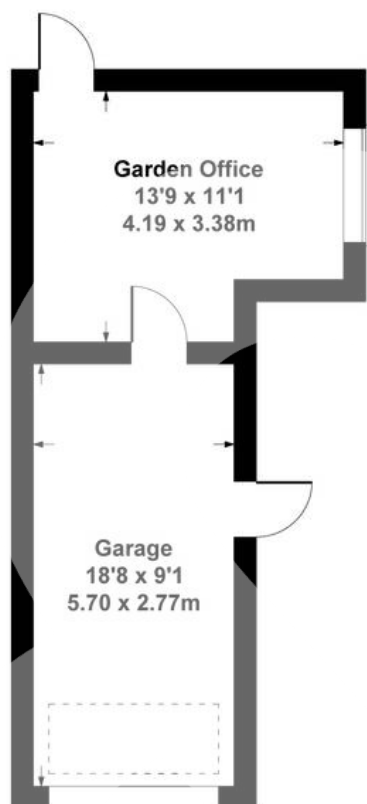


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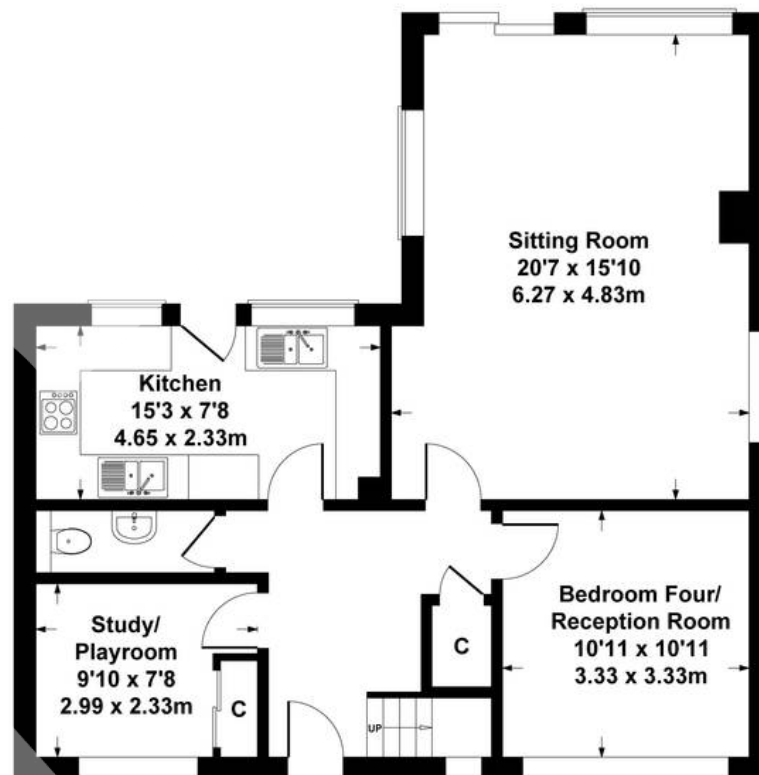


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Approximate Gross Internal Area
1808 sq ft - 168 sq m
(Including Outbuilding)



OUTBUILDING



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.

96 Winchester Road,
Chandlers Ford,
SO53 2GJ

02381 102221

chandlersford@growehomes.co.uk

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

