

**Rowe  
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**12 Common Close, Chandler's Ford**

Hampshire

Offers Over **£588,000**

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## 12 Common Close

Chandler's Ford, Hampshire

Beautifully extended and thoughtfully modernised by the current owners, this exceptional three-bedroom detached bungalow offers stylish, contemporary living in a cul-de-sac, just a short walk from local amenities and excellent transport links. The property boasts a well-planned and spacious layout, featuring a welcoming entrance hall, three generously proportioned bedrooms, including a principal bedroom with en-suite, alongside a sleek and modern shower room. At the heart of the home lies an impressive 30ft open-plan kitchen/family room—perfect for both everyday living and entertaining—enhanced by a separate utility area for added convenience. Externally, the property benefits from a generous driveway providing ample off-road parking, as well as a private and secluded rear garden ideal for relaxation and outdoor enjoyment. A versatile garden room offers the perfect space for a home office, gym, or creative studio. This turn-key home seamlessly combines style, space, and a highly desirable location. Early viewing is strongly recommended. Chandler's Ford is a highly sought-after Hampshire town offering a wide range of amenities, including shops, restaurants, and traditional public houses. The town is ideally positioned for commuters and families alike, with Winchester just a 15-minute drive away and Southampton reachable in approximately 20 minutes—both cities offering extensive shopping, dining, and cultural facilities. Transport links are excellent, with easy access to the M3 and M27 motorways. Chandler's Ford railway station provides regular services to Winchester and Southampton, with London Waterloo accessible in approximately 57 minutes from Winchester and around 65 minutes from Southampton Parkway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

# 12 Common Close

## Chandler's Ford, Hampshire

This beautifully presented bungalow offers a stylish, contemporary interior and a thoughtfully designed layout throughout. Upon entering, you are welcomed by a spacious entrance hall, providing access to all bedrooms and the family bathroom. The master bedroom is positioned at the front of the property, benefiting from a pleasant outlook. Bedroom two also enjoys a front-facing window, allowing for plenty of natural light, and features its own en-suite complete with a shower, wash basin, and WC. Bedroom three is located to the side of the property.

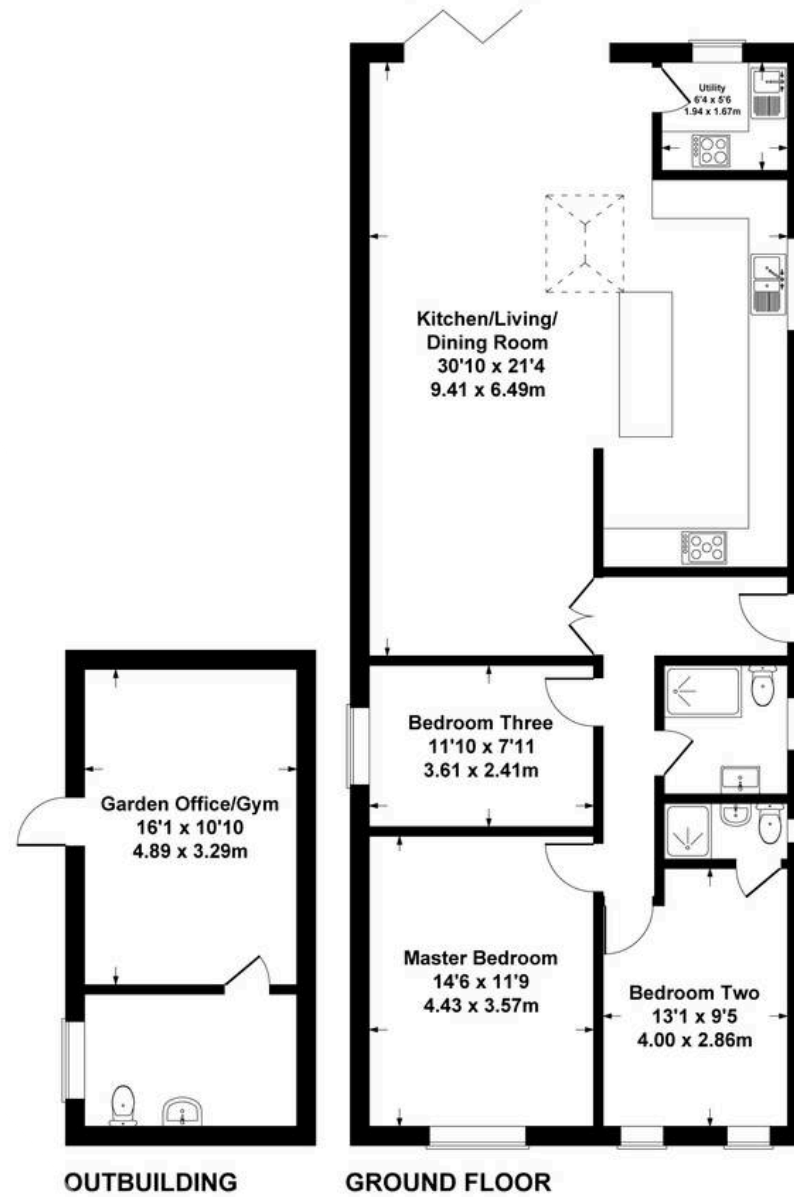
The family shower room has been tastefully re-fitted to a high standard, showcasing a modern suite with a separate shower, wash basin, and WC. To the rear, the standout feature of the home is the impressive 30ft kitchen/family room. This bright and airy dual-aspect space is enhanced by a skylight, side window, and bi-fold doors opening onto the garden, flooding the room with natural light. The kitchen is fitted with sleek high-gloss wall and base units, quality worktops, complementary tiling, a sink unit, gas hob with extractor above, and a range of integrated appliances. A central island with breakfast bar adds both practicality and a sociable focal point, while there is ample space for a large dining table—perfect for entertaining. The lounge area offers a generous and inviting living space, with bi-fold doors leading directly to the rear garden, creating a seamless indoor-outdoor connection ideal for modern living.

The property is set back behind a generous driveway, providing ample off-road parking for several vehicles. A pedestrian side gate offers convenient access to the rear garden, where you'll find a spacious paved seating area—perfect for outdoor entertaining. The rest of the garden is predominantly laid to lawn and also benefits from a versatile outbuilding, ideal for use as a home office, gym, or additional storage space.



# 12 Common Close

Approximate Gross Internal Area  
1399 sq ft - 130 sq m  
(Including Outbuilding)



Garden Office/Gym  
16'1 x 10'10  
4.89 x 3.29m

Kitchen/Living/  
Dining Room  
30'10 x 21'4  
9.41 x 6.49m

Utility  
6'4 x 5'6  
1.94 x 1.67m

Bedroom Three  
11'10 x 7'11  
3.61 x 2.41m


Master Bedroom  
14'6 x 11'9  
4.43 x 3.57m

Bedroom Two  
13'1 x 9'5  
4.00 x 2.86m

**OUTBUILDING**

**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.

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