

Rowe & Co.

83 Chalk Hill, West End

Southampton

In Excess of £700,000

Rowe & Co.







83 Chalk Hill

West End, Southampton

OFFERED WITH NO FORWARD CHAIN: This stunning four-bedroom detached home is located in one of the West End's most desirable areas, set on a large and established plot offering substantial extended accommodation and excellent flexibility throughout. The property briefly comprises a generous entrance hall, spacious lounge, dining room, family room, well-appointed kitchen, downstairs WC, and a bright conservatory. To the first floor, there are four bedrooms, including a master bedroom with an ensuite shower room and private balcony, along with a separate family bathroom. Externally, the property benefits from a large gated driveway to the front providing off-road parking for multiple vehicles, a detached garage, and a beautifully established rear garden. The outdoor space also features a swimming pool and pool house, creating an ideal setting for relaxation and entertaining.

LOCATION

West End is a desirable village-style suburb located to the east of Southampton, offering a welcoming community and excellent transport connections by road, rail, and air — ideal for commuters and families alike. The vibrant high street features a range of independent shops, cafés, and everyday amenities, while well-regarded schools for all age groups are close by. Outdoor leisure is plentiful with nearby Itchen Valley Country Park and Manor Farm Country Park offering beautiful green spaces and riverside walks. The Ageas Bowl, home of Hampshire Cricket, hosts international cricket and major events, while the marinas at Hamble and Bursledon are perfect for sailing enthusiasts. Eastleigh town centre is just a short drive away, providing a wider choice of shopping, restaurants, a cinema, and leisure facilities. With easy access to the M27, M3, Southampton Airport, and the national rail network, West End is perfectly positioned for both local living and wider travel.

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The front door opens into an entrance porch, which leads through to a spacious hallway with stairs rising to the first floor. From the hallway there is access to a generous dining room measuring over 20ft in length, featuring a rear-facing window and an opening through to the lounge. Double doors lead to the family room, which has doors opening into the conservatory, providing a pleasant additional living space with views of the garden.

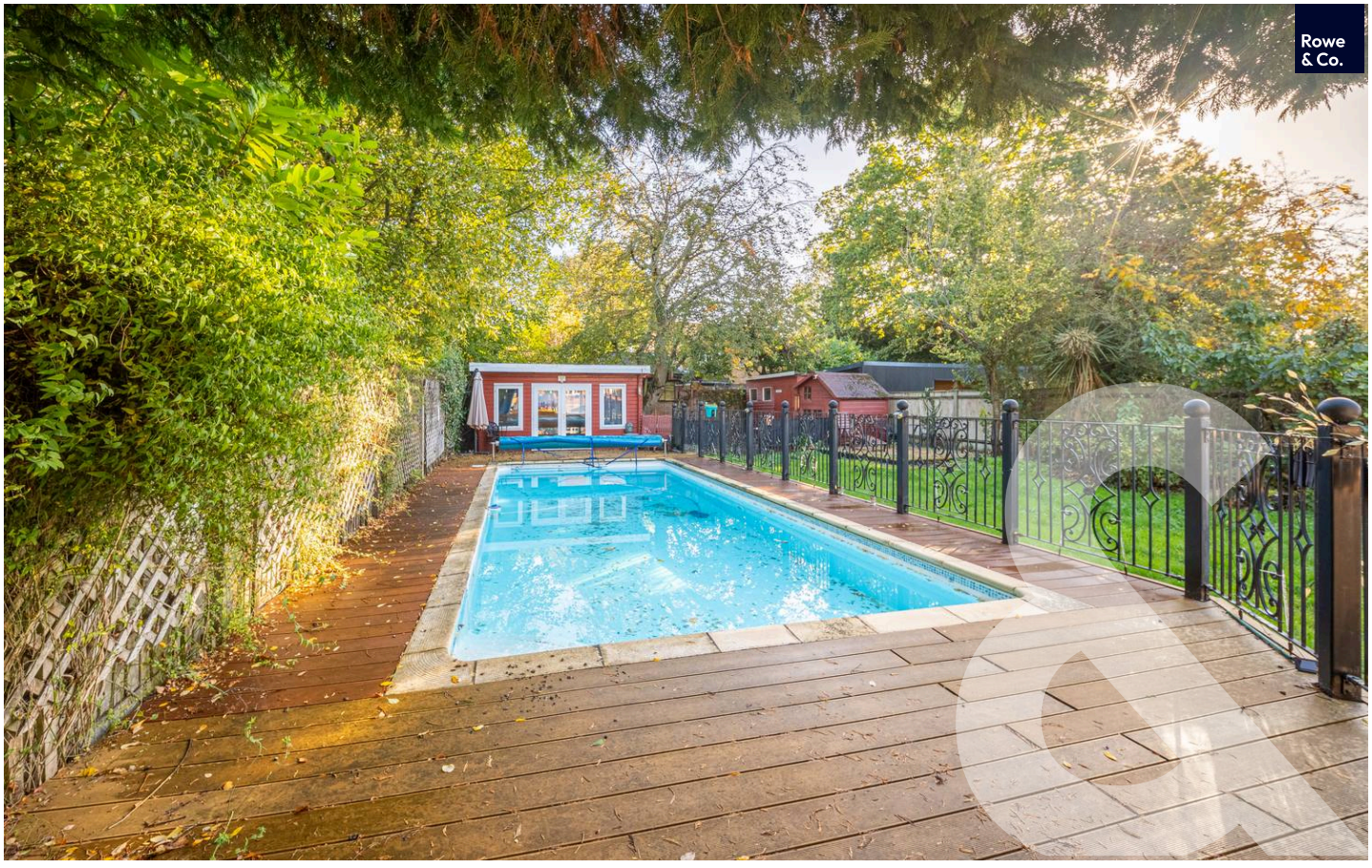
The kitchen is located to the rear of the property and benefits from a dual-aspect layout. It is fitted with a range of wall and base units, a sink unit, and space for appliances. A door from the kitchen leads to the utility room, which also features wall and base units, a sink unit, and a door to the side porch. A cloakroom on the ground floor is fitted with a WC and sink unit.
The spacious landing provides access to all bedrooms and includes a front-facing window and a useful storage cupboard. The master bedroom features a window to the front aspect, doors opening onto a balcony, and an en-suite shower room fitted with a corner shower, sink unit, and WC. Bedrooms two and three are both generously sized rooms overlooking the rear garden. Bedroom four has a window to the side aspect. The family bathroom is fitted with a matching suite comprising a panelled bath, sink unit, and WC.

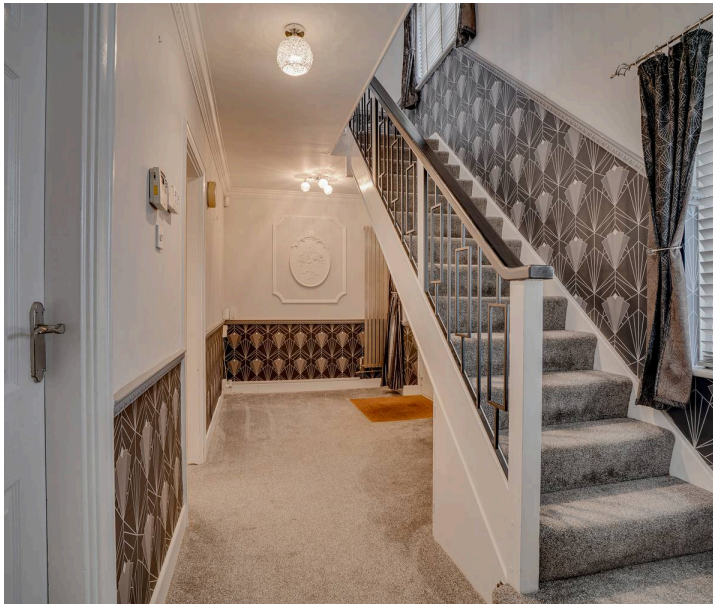
OUTSIDE

The property benefits from a large frontage with a block-paved driveway providing parking for several vehicles and access to the garage. The rear garden is well established, enclosed, and mainly laid to lawn. A fantastic swimming pool with a pool house is located to the rear of the garden, along with additional storage.

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

- No Forward Chain
- Executive Detached House
- Gated Entrance
- En-Suite To Master





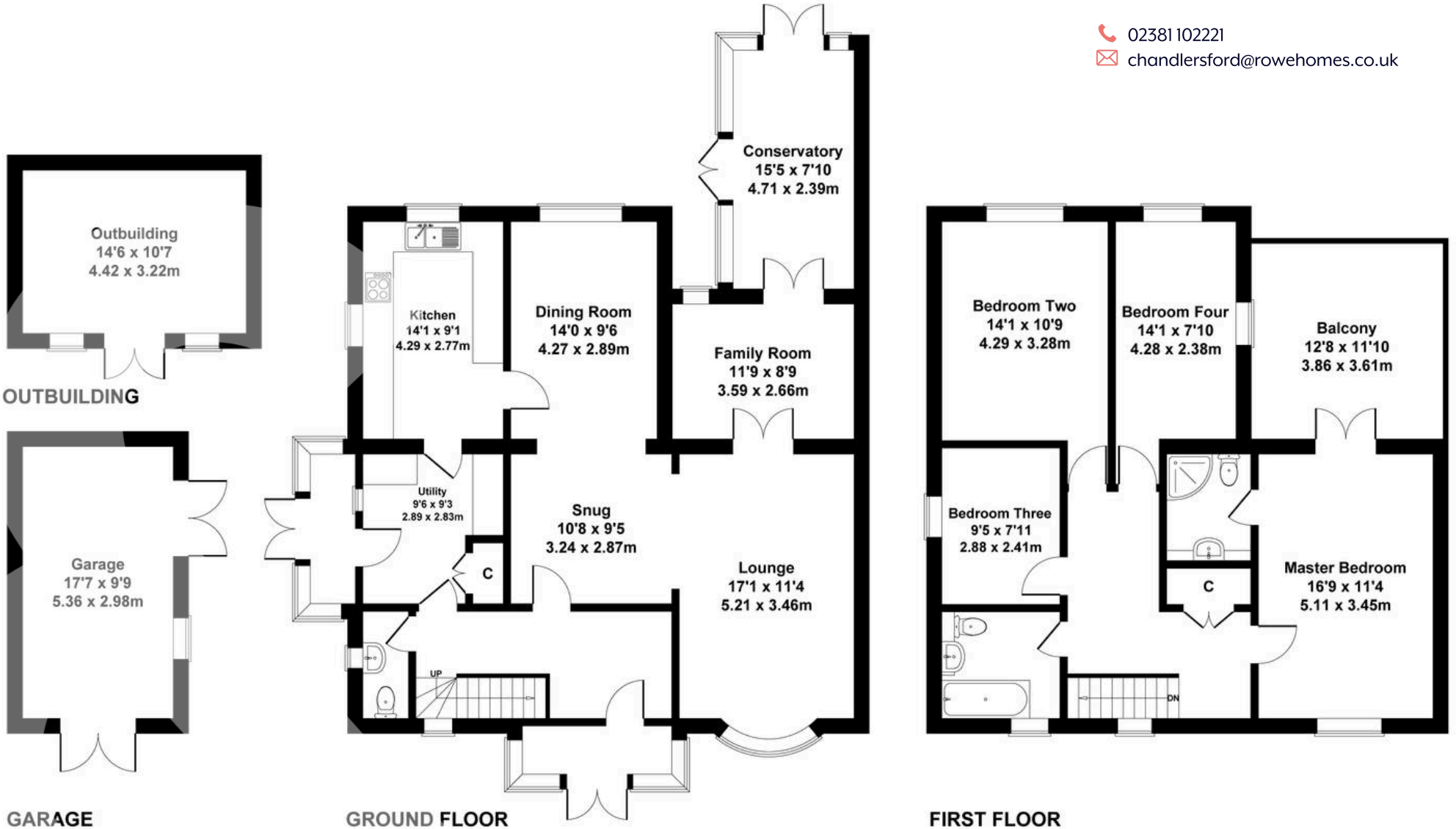


83 Chalk Hill

Approximate Gross Internal Area
2314 sq ft - 215 sq m
(Including Garage & Outbuilding)

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Chandlers Ford,
SO53 2GJ

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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.