



**Rowe
& Co.**

12 Burley Down, Chandler's Ford

Eastleigh

£750,000

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& Co.**



12 Burley Down

Chandler's Ford, Eastleigh

This exceptional five-bedroom detached home has been thoughtfully extended by the current owners, offering an impressive 2,217 sq ft of stylish, contemporary living space throughout. The ground floor features a welcoming entrance hall, a spacious lounge, a versatile study/playroom, and a stunning open-plan kitchen/dining area—perfect for modern family living. A utility room and cloakroom complete this level. On the first floor, there are four well-proportioned bedrooms, including one with its own en-suite, alongside a sleek family bathroom. The entire second floor is dedicated to an impressive master suite, boasting a dressing area and a private en-suite bathroom. Externally, the property benefits from a garage, driveway parking, and a beautifully established, secluded rear garden—ideal for relaxation and entertaining.

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: E - Tenure: Freehold

EPC Energy Efficiency Rating: C

- Five Bedrooms
- En-Suite To Master & Bedroom Two
- Open Plan Kitchen / Dining Room
- Garage & Driveway
- Home Office
- Secluded Garden



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INSIDE

Upon entering the property, you are welcomed by a bright and inviting entrance hall, with doors leading to the cloakroom and additional living spaces, as well as stairs rising to the first floor. To one side, the study offers a versatile space, ideal for use as a home office, playroom, or family room, with a window overlooking the front aspect. The lounge is a spacious and airy room, also benefiting from a front-facing window, and features internal double doors that open into the true heart of the home — an impressive 29ft kitchen/dining room. This stunning space is enhanced by bi-folding doors that lead out to the rear garden, as well as a skylight that fills the room with natural light. There is ample space for a large dining table, while the kitchen itself is fitted with a range of shaker-style wall and base units, complemented by a central island with breakfast bar. A separate door provides access to the generously sized utility room. The first floor comprises four well-proportioned bedrooms, including bedroom two which benefits from its own en-suite. The remaining bedrooms are served by a stylish and contemporary family bathroom. A further staircase leads to the impressive master suite, offering a private retreat away from the rest of the home. This luxurious space features three windows overlooking the rear garden, a skylight, a dedicated dressing area with fitted wardrobes, and a beautifully appointed en-suite bathroom.

OUTSIDE

To the front of the property is a spacious driveway providing off-road parking for multiple vehicles, along with gated pedestrian access leading to the rear and entry to the garage. The rear section of the garage has been thoughtfully converted into a practical home office space.

The secluded rear garden offers a high degree of privacy and is ideal for entertaining, featuring multiple seating areas, well-maintained hedge borders, and a generous lawned area.



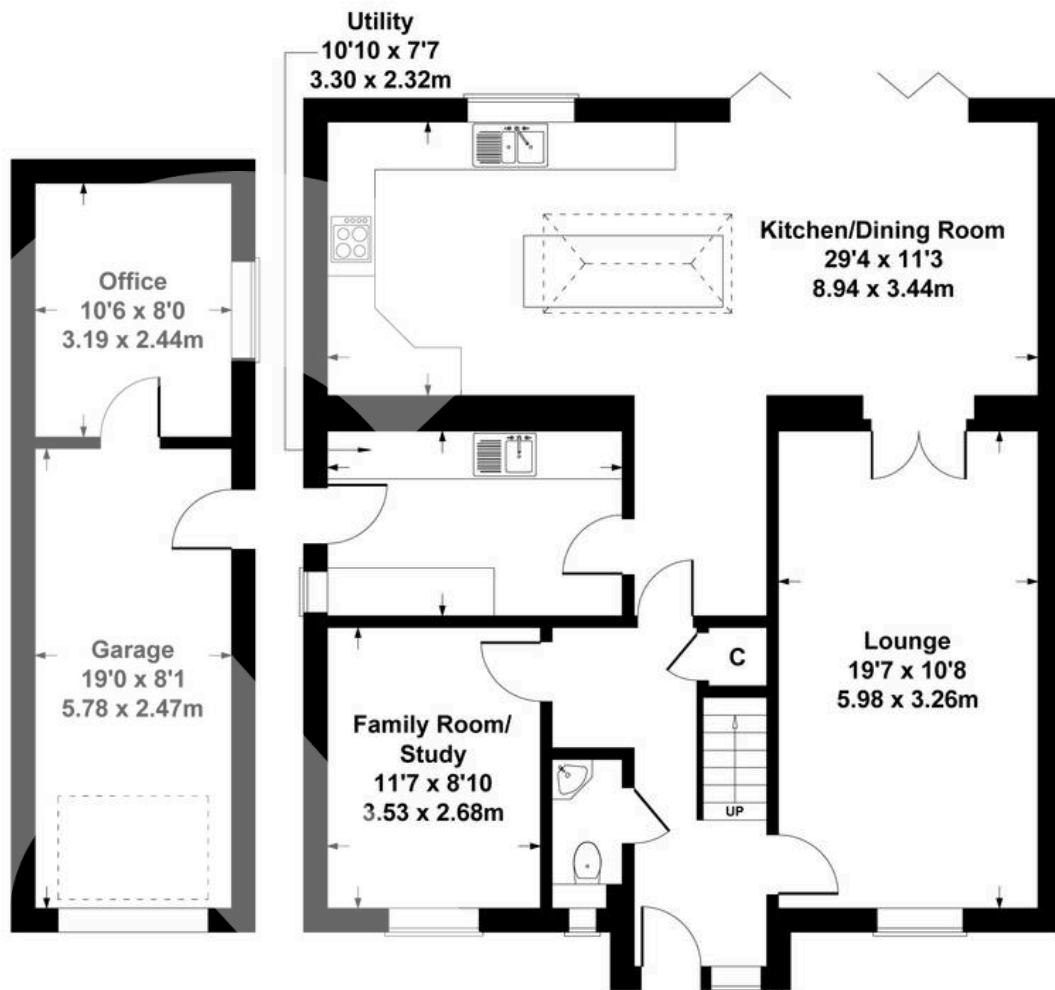
📍 1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG

12 Burley Down

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

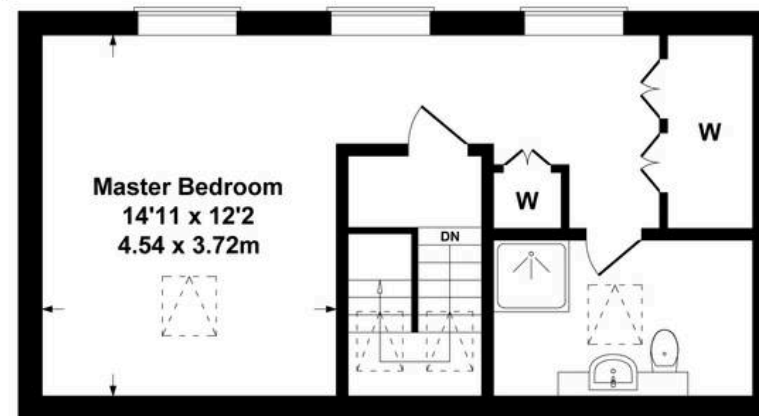
☎ 02381 102221

✉ chandlersford@rowehomes.co.uk

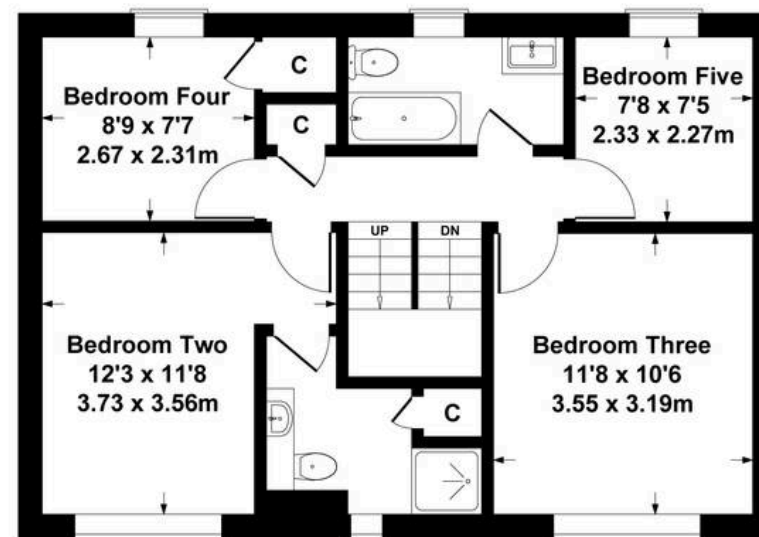


GARAGE

GROUND FLOOR



SECOND 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.