



**Rowe
& Co.**

19 Woodlands Close, Chandler's Ford

Eastleigh

In Excess of **£800,000**

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& Co.**



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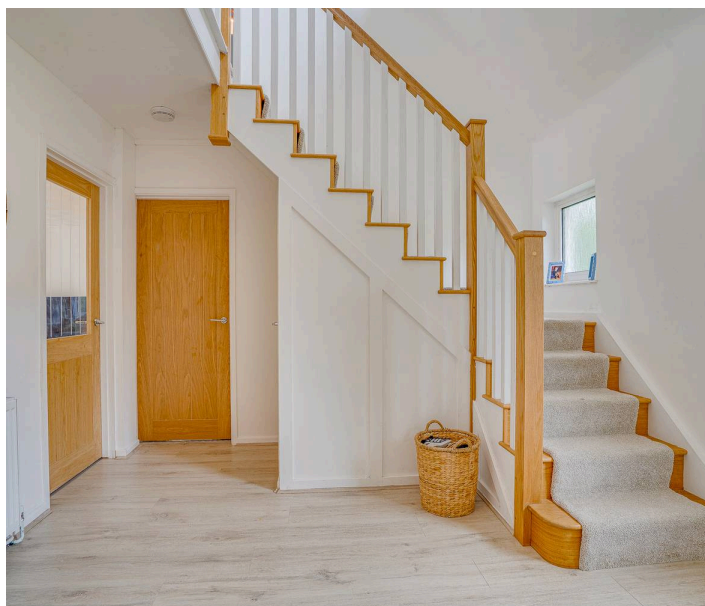
Chandler's Ford, Eastleigh

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 - Tenure: Freehold - EPC Energy Efficiency Rating: D



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You enter the property through a spacious entrance hall, featuring oak doors leading to all principal rooms, including the cloakroom, with stairs rising to the first floor. A door to one side opens into the playroom/study, a versatile space with a window overlooking the front aspect. The ground-floor bedroom is generously sized and also benefits from views to the front.

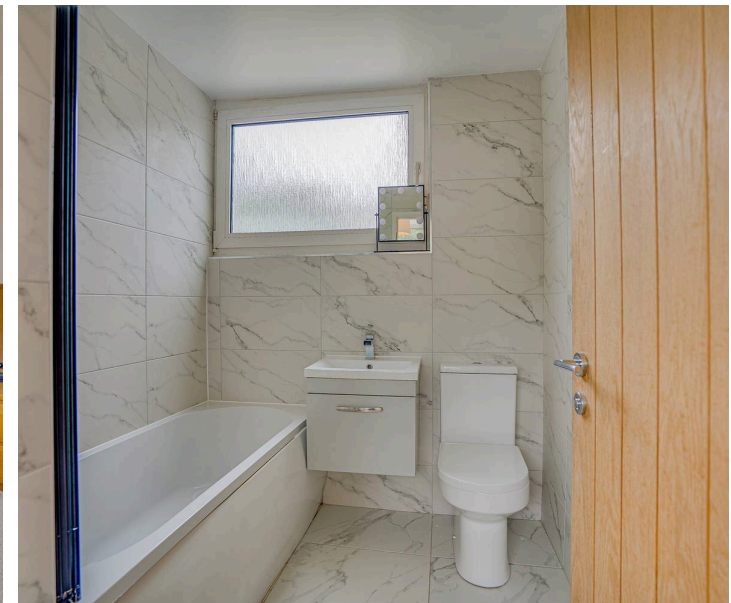
The impressive 20ft sitting room enjoys dual-aspect windows, allowing an abundance of natural light to flood the space, while sliding doors provide direct access to the rear garden. The kitchen is fitted with a range of wall and base units, complemented by cupboards, drawers, and attractive worktops. A window overlooks the garden, and an external door provides convenient access outside. On the first floor, there are three further bedrooms, all served by a modern family bathroom.

OUTSIDE

To the front of the property is a spacious driveway providing off-road parking for multiple vehicles, alongside a lawned garden area. There is gated pedestrian access to the rear garden and access to the garage via an up-and-over door. The impressive rear garden extends to approximately 123 feet in length and enjoys a desirable southerly aspect. Beautifully maintained, it features a paved patio area, outside tap, extensive lawn, and a variety of mature plants, shrubs, bushes, and trees, creating an attractive and private outdoor space.

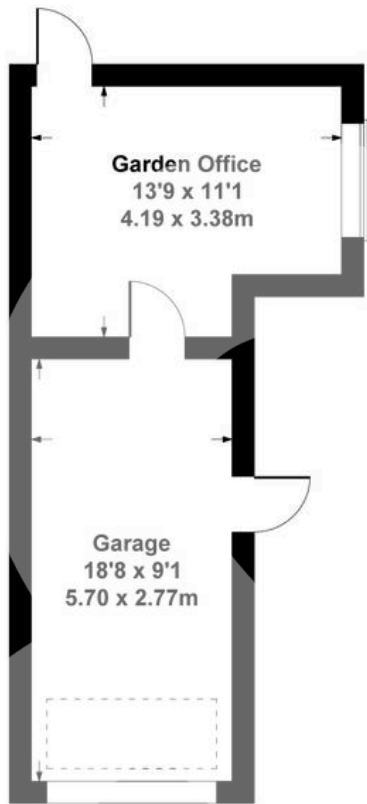
A particular highlight is the home office located to the rear of the garage. Finished with oak-effect flooring and recessed spotlights, this versatile room provides an excellent environment for home working and could equally serve as a garden room, hobby space, or studio.

- Garage & Driveway
- Home Office
- Hiltingbury & Thornden School Catchment
- Modern Bathroom

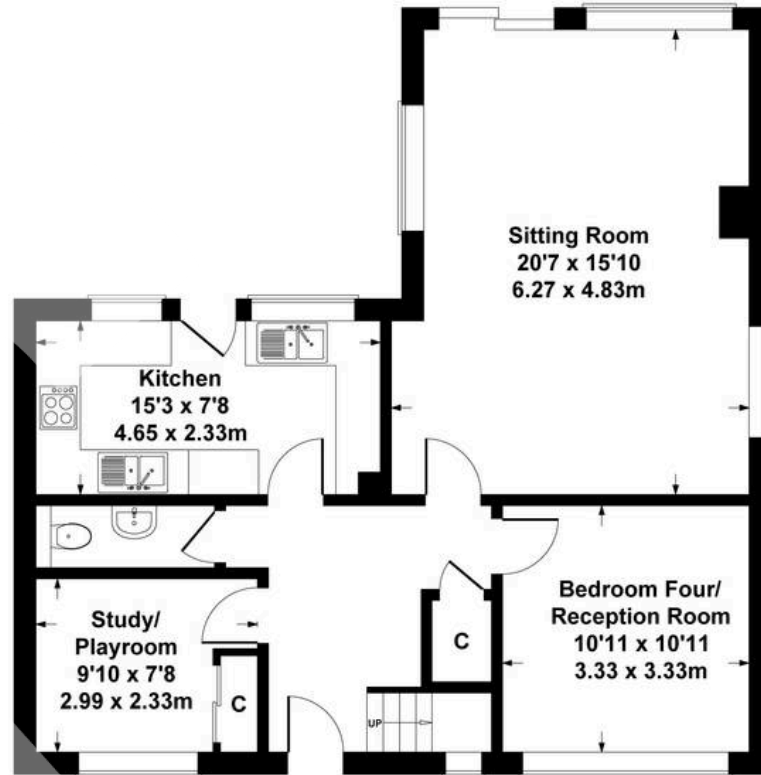


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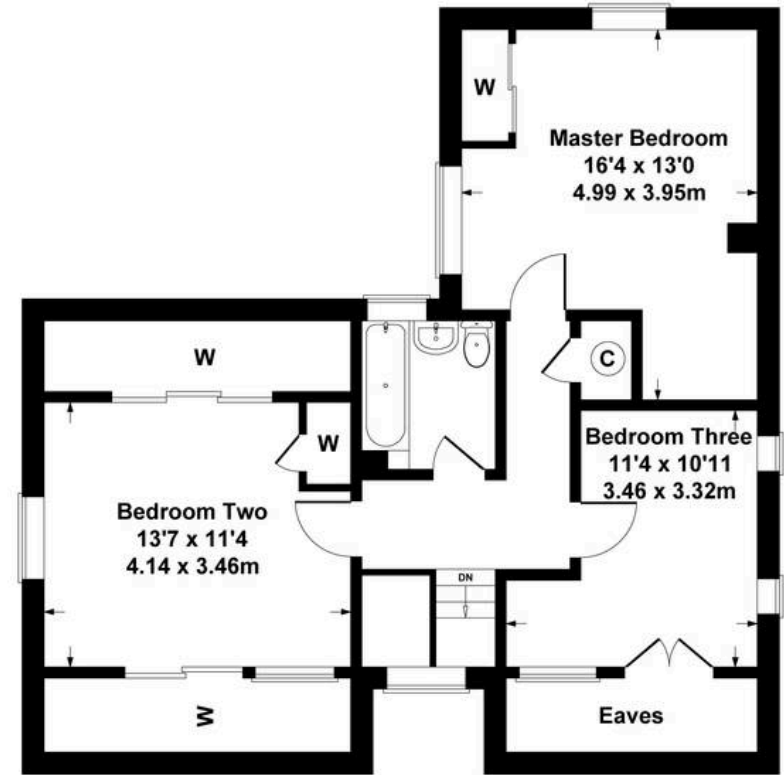
Approximate Gross Internal Area
1808 sq ft - 168 sq m
(Including Outbuilding)



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.

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