

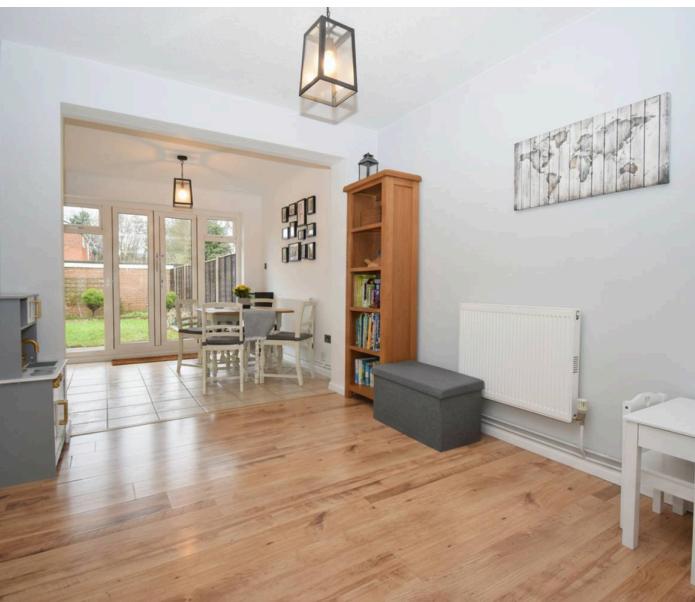
**Rowe  
& Co.**



**11 Oxburgh Close, Eastleigh**

Eastleigh

**£395,000**



## 11 Oxburgh Close

Eastleigh, Hampshire.

This beautifully presented three/four bedroom home has been tastefully finished by the current owners and offers versatile, flexible accommodation throughout. The ground floor comprises an inviting entrance hall, lounge, dining room, kitchen/breakfast room, utility room and cloakroom. To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite, a family bathroom, and a fourth bedroom/study currently utilised as a walk-in wardrobe. Externally, the property benefits from a secluded rear garden, a garage and unallocated parking.

### Location

The property is ideally located for access to local shops in Eastleigh, as well as the more extensive facilities of Southampton city centre. It backs onto a combination of secluded woodland and attractive green space. A variety of schools for all ages are within easy reach, and leisure facilities are available at Places Leisure Centre. The nearby M3 and M27 motorways provide convenient access to regional cities, while Southampton Parkway railway station offers fast links to London.

Council Tax band: C

Tenure: Freehold

- Three / Four Bedrooms
- Garage
- Kitchen / Dining Room
- Utility & Cloakroom
- En-Suite To Master

# 11 Oxburgh Close

Eastleigh, Hampshire.

## Inside

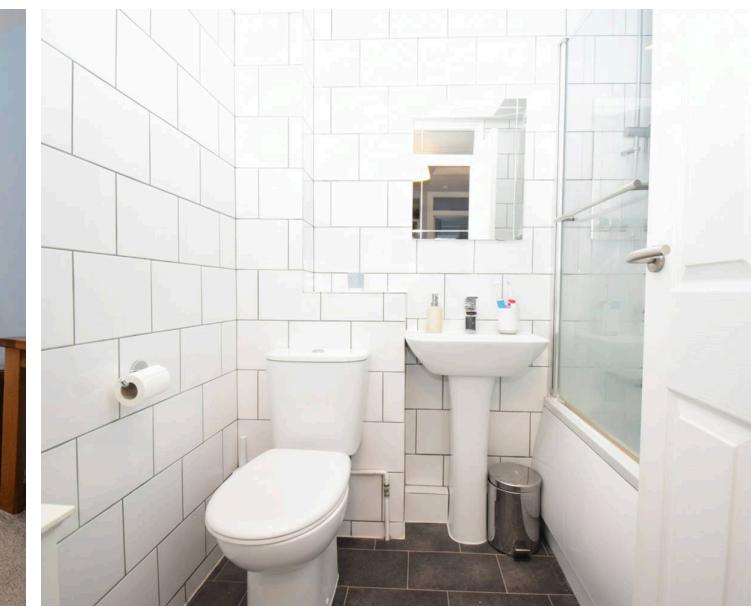
The property is entered via a welcoming entrance hall with stairs rising to the first floor and a door leading into the lounge. The lounge benefits from a front-facing window and offers generous space to accommodate a variety of freestanding furniture. Internal double doors open into the dining room, a practical and versatile space, with a further door providing access to the utility room and cloakroom.

The impressive kitchen/breakfast room enjoys views over the rear garden via a window and French doors. It has been fitted with a stylish range of grey shaker-style wall and base units complemented by coordinating worktops. There is ample space to one end for a large dining table and chairs, making it ideal for both everyday family living and entertaining.

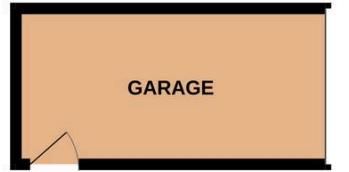
To the first floor are three well-proportioned bedrooms, along with a fourth versatile room that could be used as an additional bedroom, home office, or dressing room. The principal bedroom benefits from a superb en-suite bathroom featuring a freestanding jacuzzi bath and a walk-in shower. The remaining bedrooms are served by a modern family bathroom.

## Outside

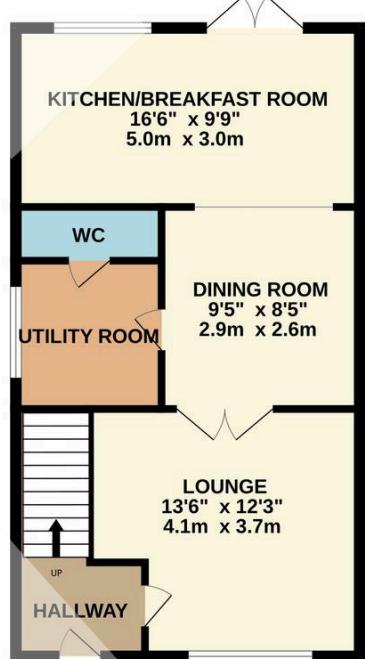
To the front of the property is a lawned garden with gated pedestrian access leading to the rear. The rear garden features a paved seating area, with the remainder laid to lawn and complemented by a selection of planted shrubs. There is side access to the garage, which benefits from an up-and-over door.



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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REQUEST  
VIEWING

(GOTTA BE QUICK!)

