



Rowe  
& Co.

27 Lake Road, Chandler's Ford

Eastleigh

£995,000



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& Co.



## 27 Lake Road

### Hiltingbury

This exceptional five-bedroom detached residence occupies an enviable position on a substantial, beautifully established plot along one of Hiltingbury's most prestigious roads. Extending to over 2,000 sq ft, the home offers generously proportioned and highly versatile accommodation, rich in charm, character and refined detailing throughout. The ground floor is thoughtfully arranged to suit both family living and elegant entertaining, comprising a welcoming entrance hall, cloakroom, formal lounge, expansive kitchen/dining room, family room, garden room, separate dining room and a private study. The first floor provides five well-appointed bedrooms, complemented by a stylish family bathroom and an additional shower room. Externally, the property is approached via a large gated driveway and further benefits from a mature, private rear garden, offering a secluded and tranquil outdoor setting.

Lake Road is situated in the heart of Hiltingbury, enjoying a peaceful setting away from busier roads while remaining exceptionally well connected. Excellent commuting links are close at hand, including the M27 and M3 motorway corridors, the No.1 bus route providing direct access to Winchester and Southampton, and Eastleigh mainline railway station offering services to London in approximately one hour. Parkway Station and Southampton Airport are also conveniently accessible. A wide selection of shops, restaurants and pubs can be found throughout Chandler's Ford, with additional amenities available in Eastleigh town centre. For families, the property lies within the highly regarded catchments for Chandler's Ford Infant School, Merton Junior School and Thornden School.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





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You enter the property via a spacious entrance hall, with doors leading to further accommodation including a W/C and stairs rising to the first floor. The wonderful lounge is full of character, featuring a bay window to the front aspect and a feature gas fire to one wall.

To the front of the property is a versatile family room, ideal as a playroom or potential sixth bedroom. The heart of the home is the impressive 18ft kitchen/living/dining room, which benefits from sliding doors opening onto the rear garden. There is ample space for a dining table and chairs, while the kitchen itself is fitted with a range of wall and base units, complementary worktops, and a central island. A further door leads through to the utility room.

Accessible from both the kitchen and the hallway is the formal dining room, which flows into the garden room with French doors opening to the garden. From here, an additional door leads into the study, creating a flexible layout ideal for family living and home working.

The first floor offers five well-proportioned bedrooms, serviced by a modern shower room and a family bathroom. The property is rich in character and charm throughout, with the master bedroom benefiting from fitted wardrobes and a bay window to the front, offering views towards Hiltingbury Lake.

### OUTSIDE

To the front of the property is a large gated, block-paved driveway providing ample parking for multiple vehicles, attractively bordered by plants and shrubs. The remaining section of the garage is currently used for storage, with gated pedestrian access to the side. The secluded rear garden has been thoughtfully landscaped to feature a beautifully paved patio area, ideal for outdoor entertaining, alongside a generous yet private lawn. The garden is fully enclosed and surrounded by mature shrubbery, trees, and well-established borders, offering a high degree of privacy.





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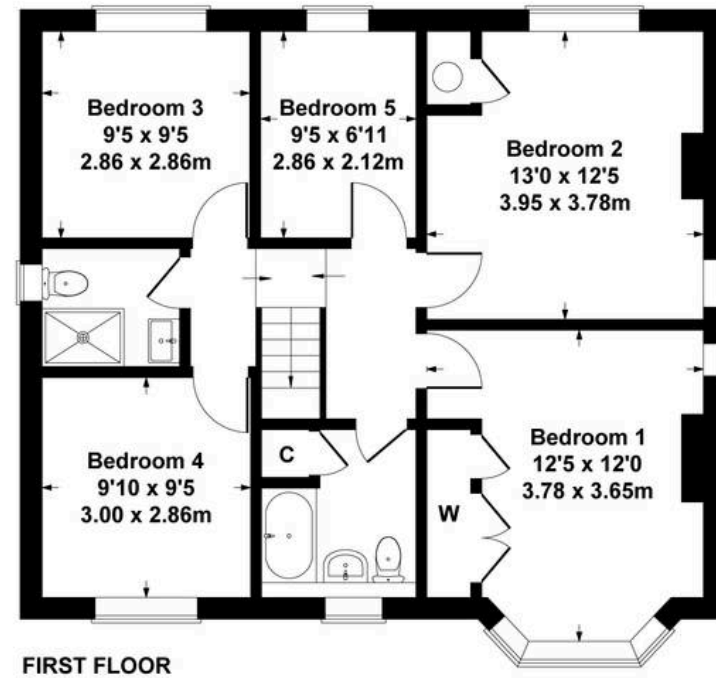
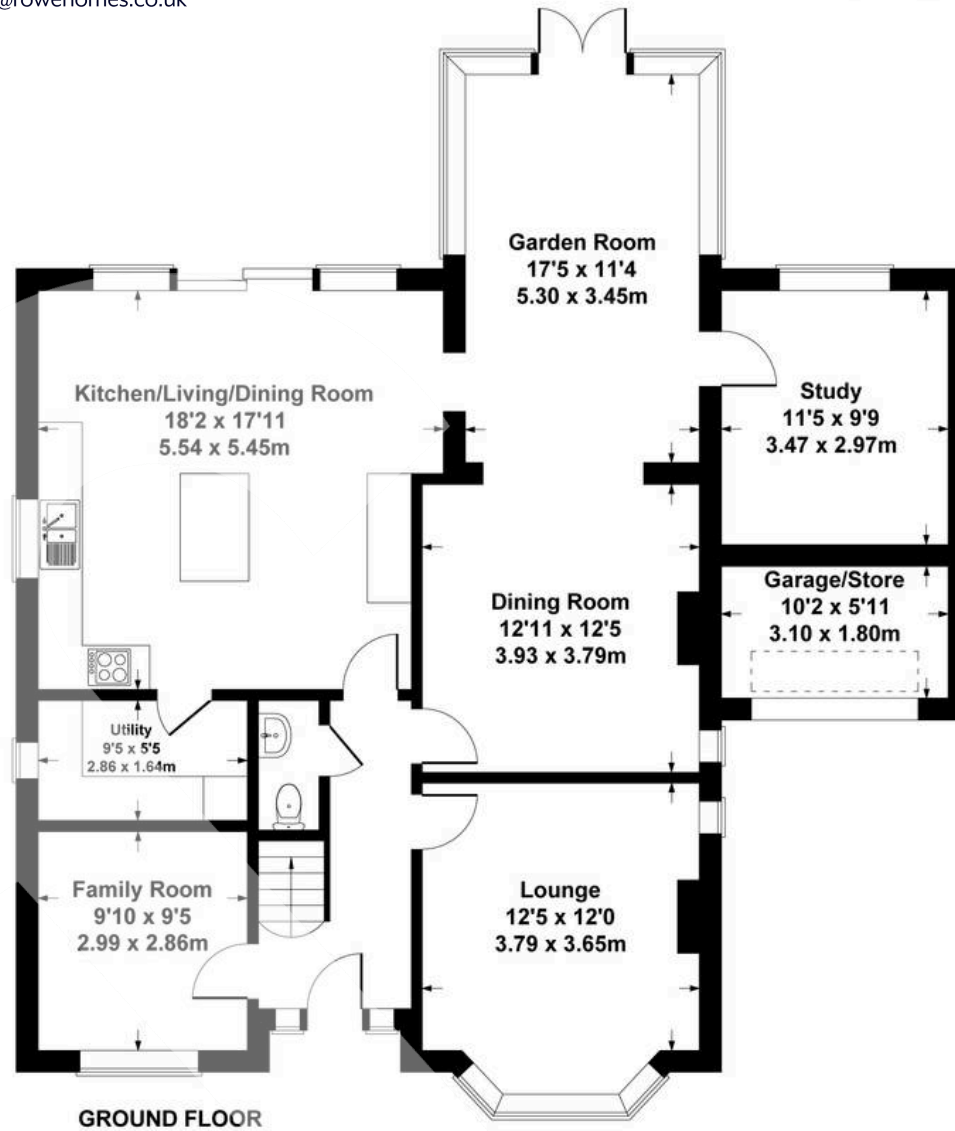
## 27 Lake Road

Approximate Gross Internal Area  
2067 sq ft - 192 sq m  
(Including Garage)



**REQUEST  
VIEWING**

(GOTTA BE QUICK!)



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.