

**Rowe  
& Co.**



**4 The Paddock, Eastleigh**

Eastleigh

In Excess of £500,000



## 4 The Paddock Allbrook

Set in a highly desirable cul-de-sac, this spacious four-bedroom detached family home is perfectly positioned for modern family living. Located on a quiet and sought-after road, it offers excellent access to local amenities and outstanding schools. The accommodation comprises an entrance hall, lounge, dining room, kitchen, and cloakroom. Upstairs, there are four generously proportioned bedrooms and a family bathroom. Externally, the property features a driveway, garage, and a secluded rear garden, ideal for outdoor entertaining and family activities.

### LOCATION

Situated in the convenient location of Allbrook, just outside the town of Eastleigh, the property benefits from easy access to a shopping centre, mainline railway station, and a newly developed entertainment complex. The historic and thriving city of Winchester, renowned for its attractions and amenities, is only a short drive away. Southampton Airport is just minutes away, while excellent transport links are provided by the nearby M3 and M27 motorways.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Sought After Cul-De-Sac
- Four Bedroom Detached
- Garage & Driveway
- Cloakroom
- Secluded Rear Garden

# 4 The Paddock

## Allbrook

### INSIDE

Upon entering, you are welcomed into a spacious entrance hall, with doors leading to all principal rooms and stairs to the first floor. To one side lies a large lounge featuring French doors that open directly onto the rear garden, flooding the space with natural light and creating an ideal setting for both relaxation and entertaining.

The kitchen is well-maintained and practical, complemented by a separate dining room—perfect for family meals or hosting guests. A ground-floor WC and convenient internal access to the garage enhance the functionality of this home. Upstairs, there are four generously sized bedrooms, each offering ample space, alongside a family bathroom.

The versatile accommodation makes this property an excellent choice for growing families seeking comfort, style, and flexibility.

### OUTSIDE

At the front of the property, there is a private driveway with parking space for multiple vehicles, as well as a single garage. Gated pedestrian access leads to the rear, there is also an access door with useful side passageway leading to the garage & kitchen. The beautifully maintained rear garden offers a peaceful and private outdoor space, featuring a paved seating area, a lawn, and mature shrubbery.



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

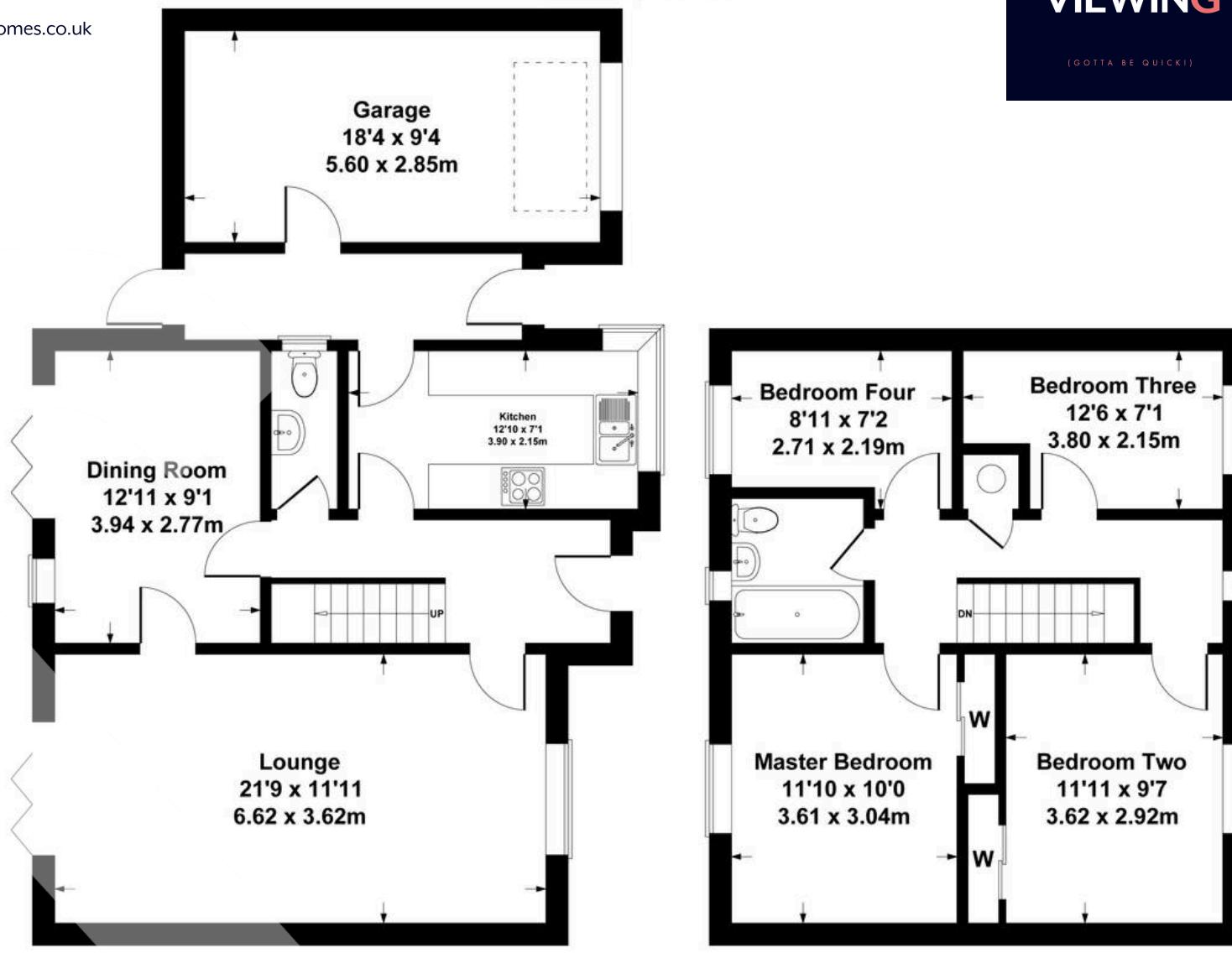
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## 4 The Paddock

Approximate Gross Internal Area  
1378 sq ft - 128 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.