



Rowe
& Co.

3 Collingbourne Drive, Chandler's Ford

Eastleigh

£450,000

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3 Collingbourne Drive

Chandler's Ford, Eastleigh

A beautifully presented three-bedroom detached family home, ideally situated within a sought-after cul-de-sac location. The ground floor offers a welcoming entrance hall, a convenient cloakroom, and a well-appointed kitchen/breakfast room. There is a spacious lounge, a separate dining room ideal for entertaining, and a bright conservatory overlooking the garden. Upstairs, the property features a generous master bedroom complete with en-suite shower room, along with two further well-proportioned bedrooms and a modern family bathroom. Externally, the home benefits from a gravel driveway providing off-road parking, along with a front garden. To the rear, there is a superbly maintained garden enjoying a pleasant southerly aspect, perfect for outdoor relaxation.

The property occupies a secluded and prime 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. The property is also perfectly positioned to enjoy both coast and countryside pursuits, with the stunning landscapes of South Downs National Park and New Forest within easy reach. 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: D



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INSIDE

You enter the property into a spacious entrance hall, which provides access to the rest of the accommodation and stairs leading to the first floor. A door to one side opens into the lounge, featuring a window to the front aspect and internal double doors leading to the formal dining room. From here, sliding doors open into the conservatory, which offers views over the rear garden and includes French doors leading out to the patio. The kitchen is fitted with a range of wall and base-level units, with cupboards and drawers beneath and complementary worktops, as well as a side door providing access to the rear. On the first floor, there are three well-proportioned bedrooms, all with fitted wardrobes, with the master bedroom benefiting from en-suite facilities. There is also a family bathroom.

OUTSIDE

To the front of the property, there is a driveway and garage accessed via an up-and-over door, along with gated pedestrian access to the rear garden and an area laid to lawn. The southerly facing rear garden features a paved seating area, with the remainder predominantly laid to lawn and a selection of planted shrubbery.

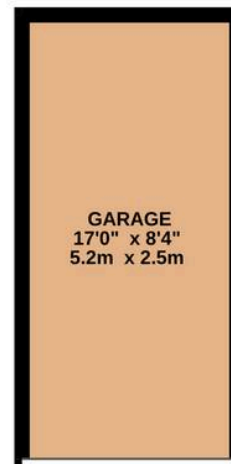
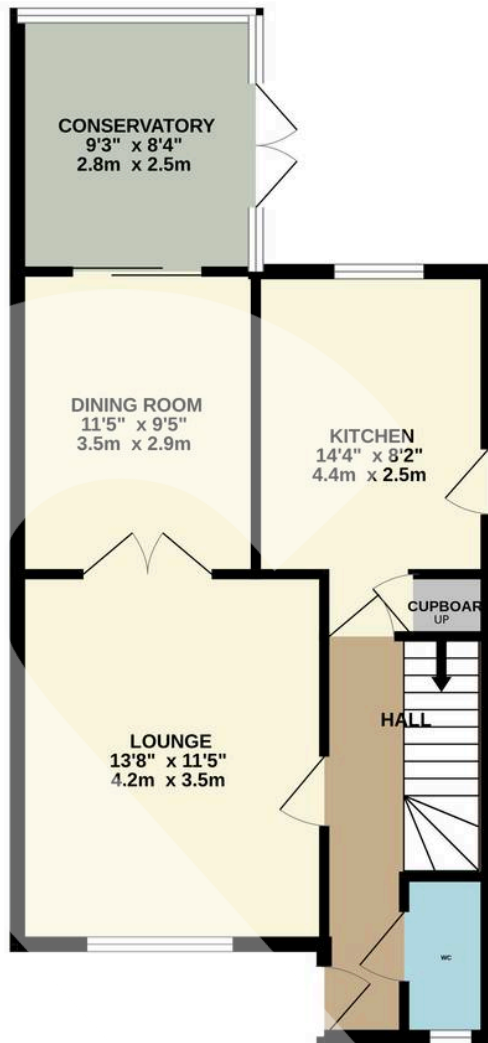
- No Forward Chain
- Three Bedrooms
- En-Suite To Master
- Garage & Driveway
- Large Garden
- Conservatory



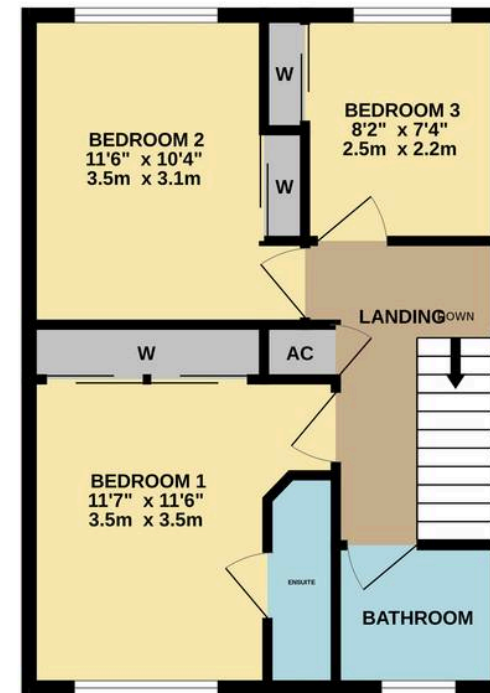
Rowe & Co.




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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