



**Rowe  
& Co.**

**13 Richmond Close, Chandler's Ford**

Eastleigh

**£475,000**

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## 13 Richmond Close

Chandler's Ford, Eastleigh

Offered with no onward chain, this beautifully presented three-bedroom semi-detached home situated in the ever-popular Hiltingbury falling within catchment to Thornden & Hiltingbury Schools. The home has been tastefully updated by the current owners and enjoys direct views over Hoccombe Mead, along with a wonderfully landscaped rear garden. The ground-floor accommodation comprises an entrance hall, a spacious kitchen/breakfast room, a cloakroom, and a comfortable lounge. Upstairs, there are three well-proportioned bedrooms and a stylish contemporary family bathroom. Externally, the property benefits from a garage, a driveway providing off-road parking, and a tiered rear garden featuring a versatile garden room, ideal for use as a home office, gym, or entertaining space.

### 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. Residents benefit from an extensive network of picturesque footpaths and open green spaces, including the popular Hiltingbury Lakes and Hoccombe Mead, ideal for walking, running and family activities. 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: D - Tenure: Freehold - EPC Energy Efficiency Rating: E



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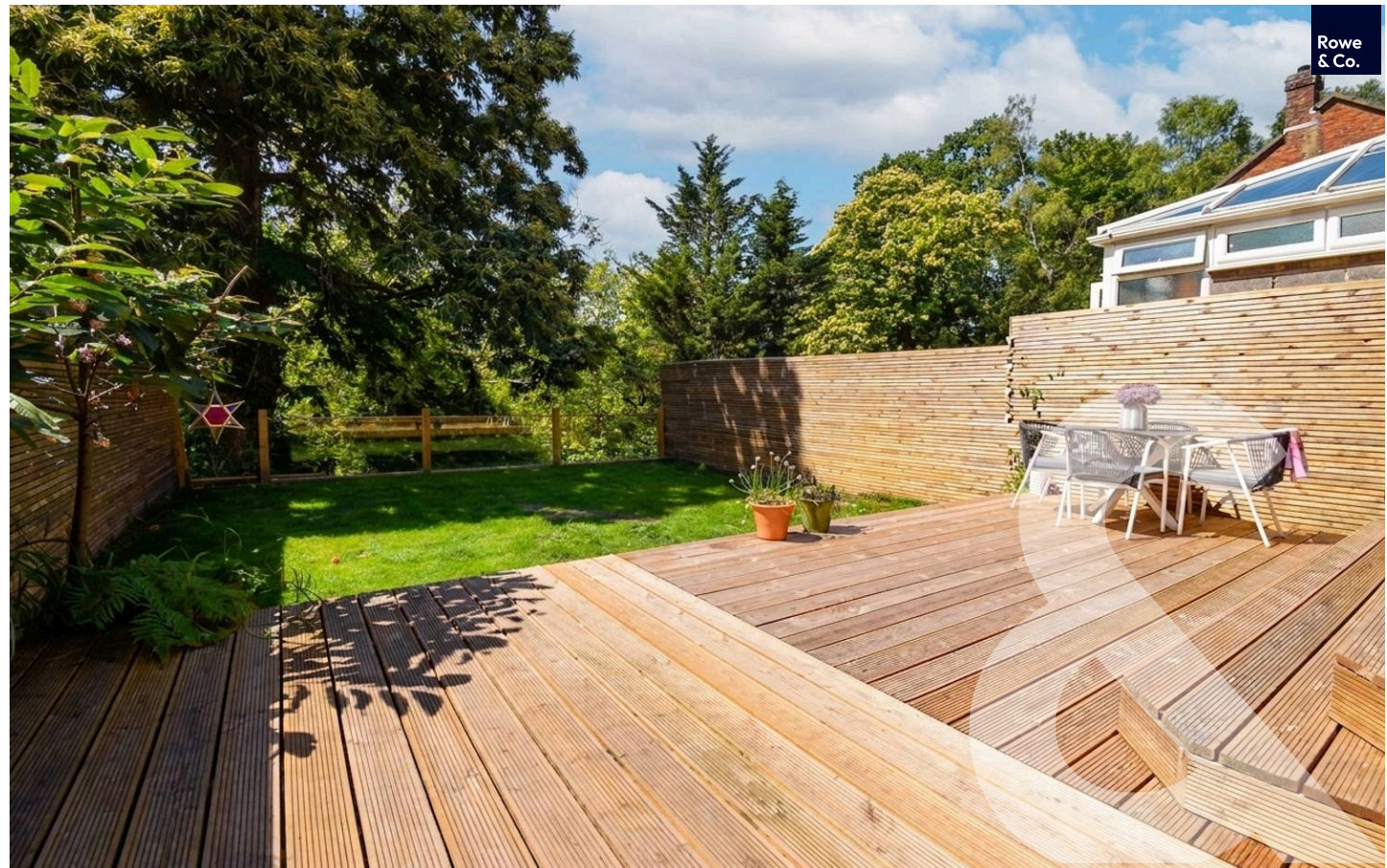
You enter the property via a spacious entrance hall, with doors leading to all ground-floor rooms, including the cloakroom, and stairs rising to the first floor. To one side, a door opens into the kitchen/breakfast room, which benefits from a window to the front aspect and is fitted with a range of wall and base units incorporating cupboards and drawers, complemented by matching worktops. From the hallway, stairs lead down into the impressive lounge, which overlooks the rear garden and features spotlights, air conditioning, and bi-folding doors that provide excellent natural light and seamless access to the outdoor space. On the first floor, there are three well-proportioned bedrooms. The principal bedroom and bedroom two both benefit from air conditioning, while the principal bedroom also features fitted wardrobes. These rooms are served by the family bathroom, which is fitted with a bath, walk-in shower, wash hand basin, and WC.

### OUTSIDE

To the front of the property is a driveway providing off-road parking for up to three vehicles, with access to the garage via an up-and-over door.

The stunning rear garden features a raised decked seating area, perfect for entertaining, alongside a well-maintained lawn. Steps lead down to a tranquil retreat overlooking Hocombe Mead, where a bespoke-built garden room offers versatile accommodation. Ideal as a home office, bar, or hobby space, it also presents the potential for conversion into a self-contained annexe, subject to any necessary permissions and alterations.

- No Forward Chain
- Three Bedrooms
- Stylish Landscaped Garden
- Bespoke Garden Room
- Hiltingbury & Thornden Catchment
- Garage & Driveway



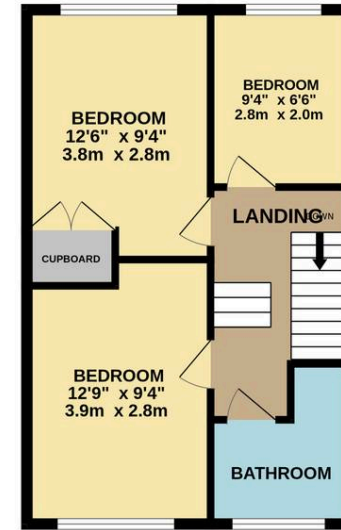
Rowe & Co.



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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