



**Rowe
& Co.**

12 Parklands Close, Chandler's Ford

Hampshire

£800,000

Rowe
& Co.



12 Parklands Close

Chandler's Ford, Hampshire

This superb chalet-style home offers spacious, versatile living throughout, including a self-contained one-bedroom annex with its own private entrance. With accommodation approaching 2,000 sq ft, the property has been thoughtfully extended and is tucked away in a quiet position within the ever-popular Chandler's Ford area. The main house features a bright and welcoming entrance hall, leading to a generous lounge, kitchen, dining room, family room, and utility room, along with both a bathroom and a separate shower room. There are three well-proportioned bedrooms, with the principal bedroom positioned on the first floor, and both the master and second bedroom benefitting from access to a shower room. The annex provides excellent flexibility, offering its own hallway, lounge, kitchen, double bedroom and en-suite—ideal for multi-generational living or guest accommodation. Outside, the property enjoys a large driveway and an established, private rear garden, creating a sunny and secluded outdoor retreat.

LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Transport links are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



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The front door opens into an entrance hall with stairs rising to the first floor. From here, the main ground-floor rooms can be accessed. To the front of the property is the lounge, featuring a window overlooking the front aspect. A door leads through to the kitchen, which has a side-aspect window and is fitted with a range of light wood-effect wall and base units, a sink unit, space for appliances, and a range-style cooker with extractor above. The kitchen opens into a generous and bright family room, enhanced by patio doors that lead out to the rear garden. The property benefits from both a ground-floor bathroom and a separate shower room. The bathroom includes a panelled bath, sink unit, WC and complementary tiling, while the shower room offers a corner shower, sink unit and WC. Bedroom three is also located on the ground floor and overlooks the front of the property. To the first floor are two further bedrooms and an additional shower room. The master bedroom and bedroom two both enjoy rear-aspect windows with views over the garden. The first-floor shower room is fitted with a corner shower, sink and WC.

The annexe can be accessed either through the utility room or via its own private front door. The entrance hall leads to a lounge, which is a bright, double-aspect room with windows to the front and side. The kitchen is positioned at the rear and enjoys windows to both the front and back, and is fitted with a range of wall and base units with space for appliances and a sink unit. The annex bedroom features a rear-aspect window, fitted wardrobes, and the added benefit of an en-suite shower room with vanity unit and WC.

OUTSIDE

To the front of the property, a spacious driveway provides ample parking for multiple vehicles, complemented by shrub borders and gated pedestrian access to the rear. The rear garden is a generous, private, and tranquil retreat, predominantly laid to lawn with a paved patio area. The formal lawn is framed by mature hedging and shrubs, offering year-round interest and excellent privacy. The garden also benefits from a dedicated workshop.



Rowe & Co.



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Approximate Gross Internal Area
1959 sq ft - 182 sq m



**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.