



**Rowe
& Co.**

89 Hut Farm Place, Chandler's Ford

Eastleigh

In Excess of **£300,000**

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& Co.**



89 Hut Farm Place

Chandler's Ford, Eastleigh

Offered with no forward chain, this well-presented three-bedroom terraced home is ideally situated within a highly sought-after development. The ground floor features an inviting entrance hall, a well-equipped kitchen, a spacious lounge/dining room with views over the rear garden, and a convenient cloakroom. To the first floor are three good-sized bedrooms, including a master bedroom benefiting from its own en-suite, along with a modern family bathroom. Outside, the property offers off-road parking for two vehicles and a secluded rear garden, providing an ideal space for relaxation or entertaining.

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside a selection of private schools. It is approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton. Communications 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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Forward Chain
- Three Bedrooms
- Parking For Two Vehicles
- En-Suite To Master
- Secluded Garden

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INSIDE

Upon entering the property, you are welcomed into a spacious entrance hall, which provides access to all principal rooms, including the cloakroom, as well as the staircase rising to the first floor.

To one side, a door opens into the kitchen, featuring a window to the front aspect and fitted with a comprehensive range of wall and base units with cupboards and drawers beneath.

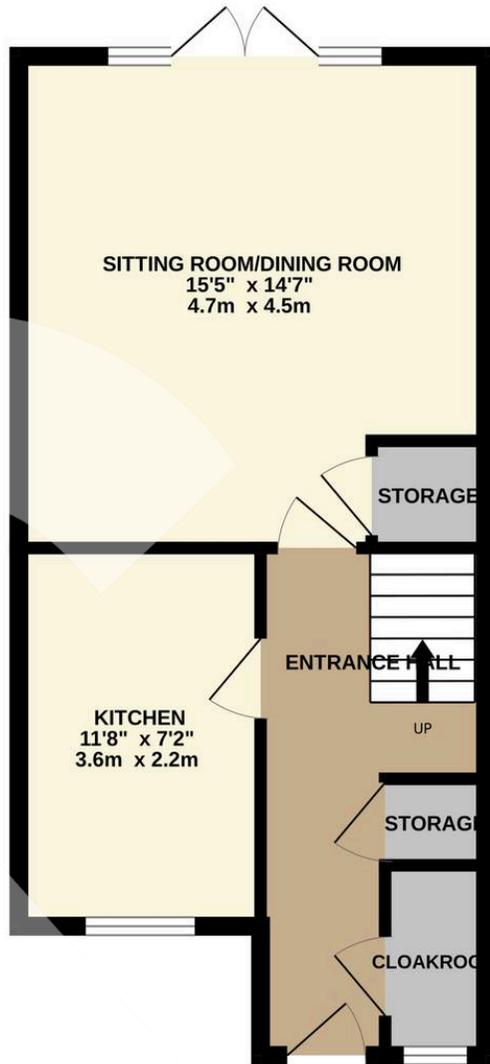
The lounge/dining room offers generous accommodation with ample space for a variety of free-standing furniture and benefits from French doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, in addition to a separate family bathroom.

OUTSIDE

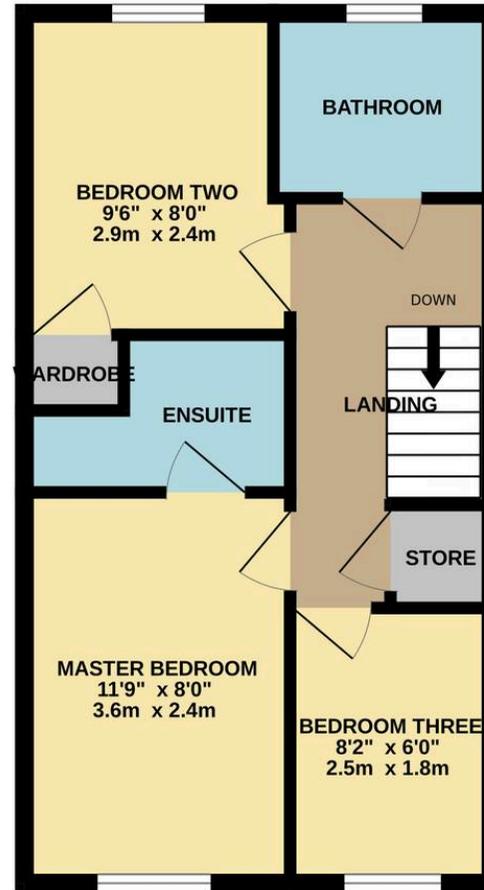
To the front of the property are two allocated parking spaces, there is all gated pedestrian access leading to the rear. The secluded garden has a paved seating area with the rest being laid to lawn with a variety of planted trees and shrubbery.



GROUND FLOOR



1ST FLOOR



 1 Rufus Court, 103 Winchester Road
Chandlers Ford,
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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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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

