

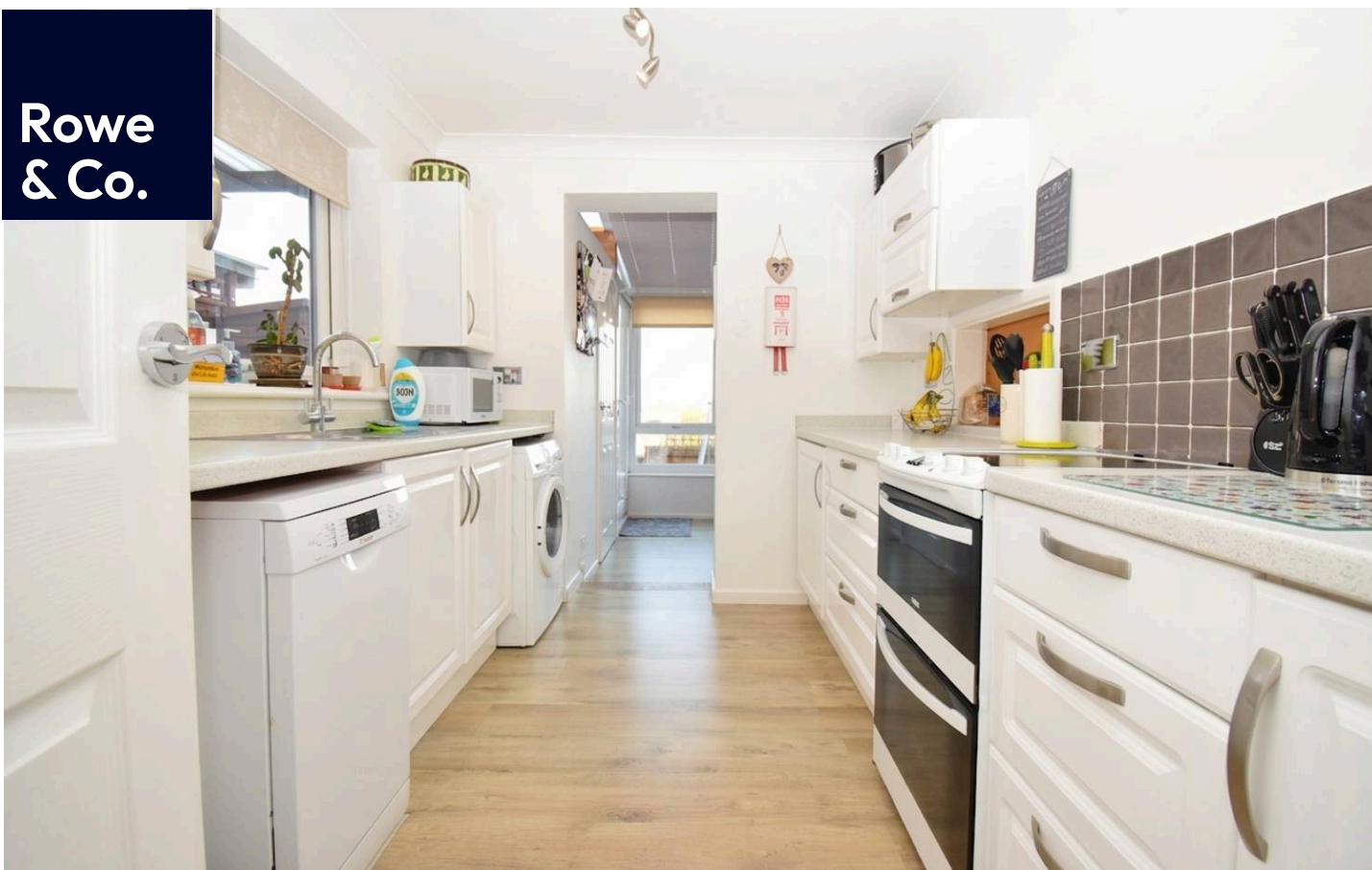


**Rowe
& Co.**

8 Beresford Gardens, Chandler's Ford

Eastleigh

£375,000



8 Beresford Gardens

Chandler's Ford, Eastleigh

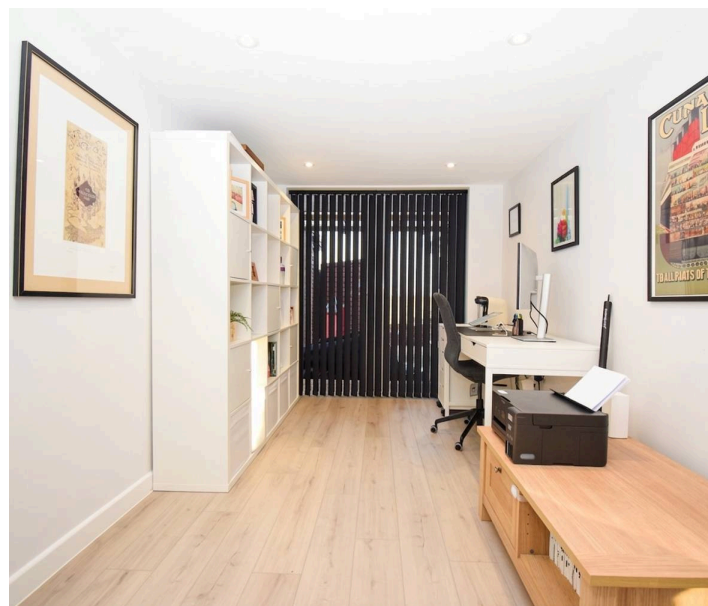
This beautifully presented three-bedroom semi-detached home is ideally located and offers spacious, well-designed accommodation with tasteful finishes throughout. The ground floor comprises a welcoming entrance hall, a bright and versatile lounge/dining room, a modern kitchen, a conservatory, a convenient cloakroom, and a flexible office/playroom space. Upstairs, the property features three well-proportioned bedrooms and a contemporary family bathroom. Externally, the home benefits from a generously sized rear garden, including a paved seating area and a lawn, along with rear access gates. A driveway provides off-road parking.

Chandler's Ford is a highly sought-after Hampshire town offering a wide range of amenities, including shops, restaurants, and traditional public houses. The town is ideally positioned for commuters and families alike, with Winchester just a 15-minute drive away and Southampton reachable in approximately 20 minutes—both cities offering extensive shopping, dining, and cultural facilities. Transport links are excellent, with easy access to the M3 and M27 motorways. Chandler's Ford railway station provides regular services to Winchester and Southampton, with London Waterloo accessible in approximately 57 minutes from Winchester and around 65 minutes from Southampton Parkway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



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INSIDE

The property is entered via a spacious entrance hall, providing access to the main accommodation, stairs to the first floor, and useful under-stair storage. To one side, a door leads to a converted garage, offering a versatile space ideal for use as a home office, playroom, or additional reception room. This room benefits from French doors opening onto the rear garden. The generous lounge/dining room features a window to the front aspect and flows seamlessly into the conservatory at the rear. The conservatory is a bright and airy space with direct access to the garden and also leads to a convenient cloakroom. The kitchen is fitted with a range of wall and base units, complemented by worktops and ample cupboard and drawer storage. Upstairs, the first floor comprises three well-proportioned bedrooms, all served by a modern family bathroom.

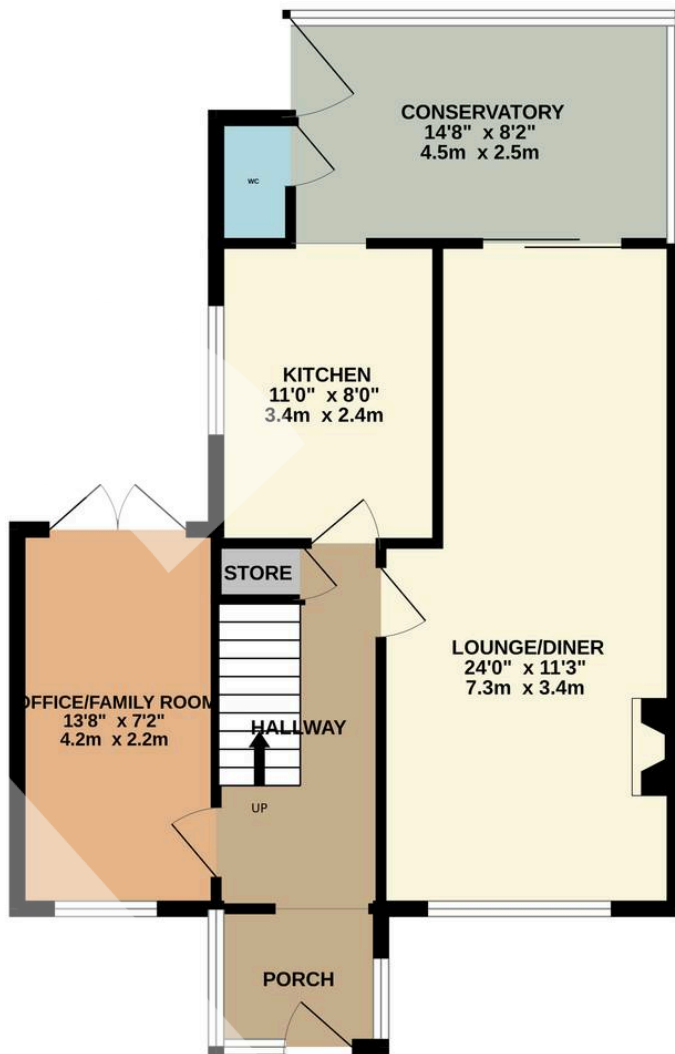
OUTSIDE

To the front of the property is a lawned garden with a footpath leading to the front door. To the rear, there is double-gated access and a driveway providing off-road parking for one vehicle. The rear garden features a paved seating area, ideal for entertaining, alongside a lawned section with a variety of planted shrubs. A wooden shed offers useful additional storage space.

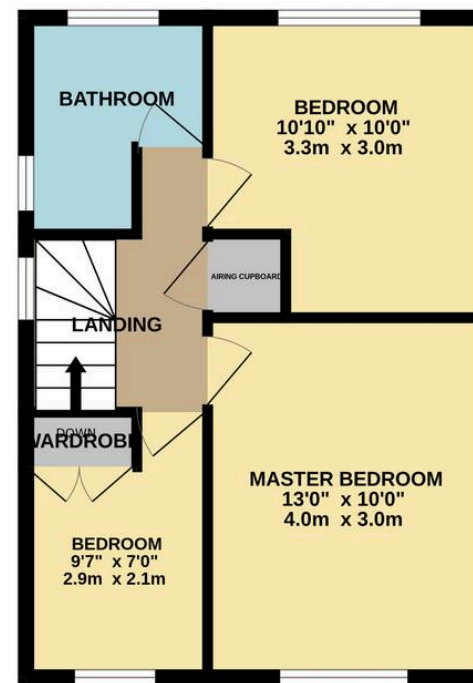
- Three Bedrooms
- Two Reception Rooms
- Cloakroom
- Parking
- Central Location
- Modern Bathroom



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.




1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.

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

 02381 102221

 chandlersford@rowehomes.co.uk