



Rowe
& Co.

13 Queens Road, Chandler's Ford

Eastleigh

In Excess of £900,000



13 Queens Road

Chandler's Ford, Eastleigh

Situated in the heart of sought-after Hiltingbury, this beautifully presented detached family home offers approximately 2,497 sq ft of spacious and versatile accommodation. Positioned in a peaceful and desirable location, the property is flooded with natural light and features stylish, well-appointed interiors. The ground floor comprises a welcoming entrance hall, sitting room, dining room, study, kitchen/breakfast room, conservatory, utility room and cloakroom. Arranged over the first and second floors are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom and separate shower room. Externally, the property benefits from a large driveway providing ample off-road parking, while to the rear is a mature, secluded garden offering a private and tranquil setting. The garden also features a versatile garden room, ideal for use as a home office, studio or additional entertaining space. A superb family home offering generous living accommodation in a highly regarded Hiltingbury location.

Nestled in the highly sought-after Hiltingbury area, Queens Road is a peaceful, no-through street offering the perfect blend of suburban tranquillity and convenient access to local amenities. The location is within walking distance of Hiltingbury Recreation Ground and its scenic lakes, ideal for outdoor activities and family leisure. Families benefit from excellent nearby schools, including Hiltingbury Infant and Junior Schools and Thornden School. The area also enjoys easy access to local shops, cafes, and transport links. Council Tax band: F - Tenure: Freehold - EPC Energy Efficiency Rating: D

The property opens into an impressive and welcoming entrance hallway, setting the tone for the elegant and beautifully appointed accommodation beyond. A bright and generously proportioned sitting room provides a sophisticated yet comfortable setting for both relaxed family living and entertaining guests.



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At the heart of the home is the stunning contemporary kitchen/breakfast room, thoughtfully designed around a sleek central island and complemented by a range of integrated appliances. The kitchen flows seamlessly into an adjoining dining and reception area, creating an exceptional sociable space for entertaining and everyday family life. A separate utility room adds a practical touch of luxury and convenience. Flooded with natural light, the delightful conservatory offers a tranquil retreat overlooking the beautifully presented garden, while the elegant formal dining room enjoys direct access to the patio through wide sliding doors. Equally suited to use as a second reception room, this versatile space offers considerable flexibility for modern living. A further versatile room completes the ground floor, providing the ideal environment for a stylish home office, private gym or additional living space. The upper floors continue to impress, with a selection of generously proportioned bedrooms, each benefiting from excellent built-in storage. The principal bedroom is a particularly refined retreat, complete with a stylish en-suite bathroom, while the beautifully appointed family bathroom is finished to an exacting standard. Occupying the top floor, a further spacious bedroom benefits from its own contemporary shower room, creating a private and versatile suite that would be equally well suited to guests, older children or independent living.

To the front of the property, a driveway provides convenient off-road parking, with gated pedestrian access to the side and access to a useful store/workshop, offering excellent additional storage space. The wonderful rear garden features a variety of mature trees, established greenery and beautifully maintained borders, creating a private and tranquil outdoor setting. A paved patio area provides the perfect space for alfresco dining and outdoor entertaining, while a summer house, complete with power and lighting, offers a versatile additional space that could be used as a home office, hobby room or garden retreat.



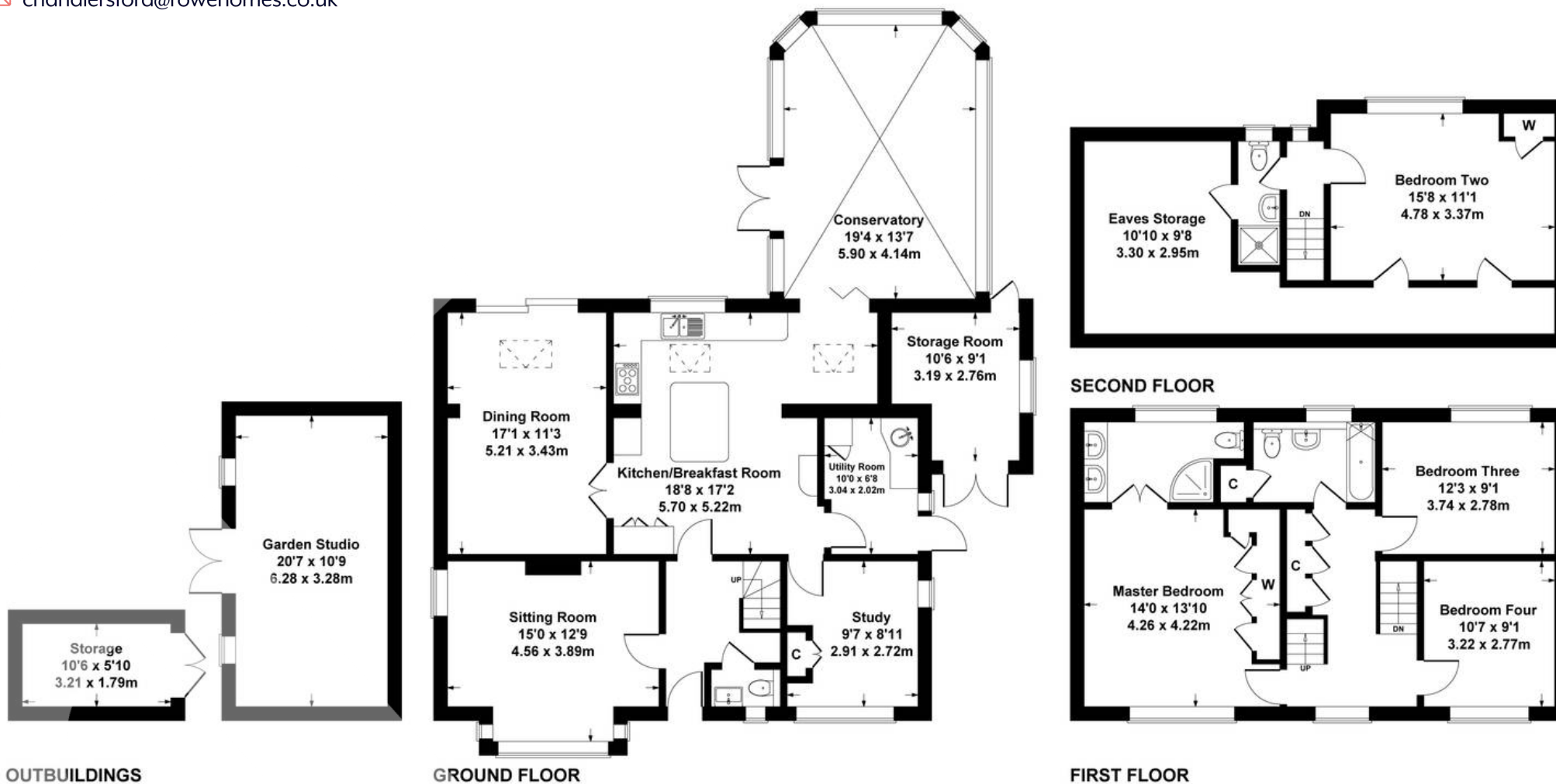
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Approximate Gross Internal Area
2497 sq ft - 232 sq m
(Including Outbuildings)



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.