

Rowe  
& Co.



42 Bodycoats Road, Chandler's Ford

Eastleigh

£450,000



## 42 Bodycoats Road

Chandler's Ford, Eastleigh

This wonderful four/five-bedroom semi-detached chalet has been thoughtfully extended by the current owners and features tasteful finishes throughout. The accommodation includes a 22ft kitchen/dining room, lounge, study/bedroom, four additional bedrooms, a shower room, and a family bathroom. Outside, the property benefits from a large driveway and a secluded rear garden.

### LOCATION

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 - Ordered

- Four / Five Bedrooms
- Kitchen / Dining Room
- Large Garden
- Off Road Parking
- Popular Location

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## INSIDE

You enter the property via an entrance hall with stairs rising to the first floor and doors leading to the ground-floor accommodation. To the left is the fourth bedroom, featuring a fitted wardrobe and a window to the front aspect.

The stunning 22ft kitchen/dining room enjoys dual-aspect windows to the front and rear, offering ample space for additional furniture as well as a large dining table and chairs. The kitchen itself is fitted with a matching range of wall and base units with cupboards and drawers beneath. An open walkway leads through to the lounge, which features a window and sliding French doors opening to the rear garden.

A further door from the kitchen leads into a lobby, providing access to a shower room (currently being fitted) and a versatile additional room that could serve as a bedroom or study. On the first floor, you will find a spacious master bedroom along with two further well-proportioned bedrooms, all serviced by a modern family bathroom.

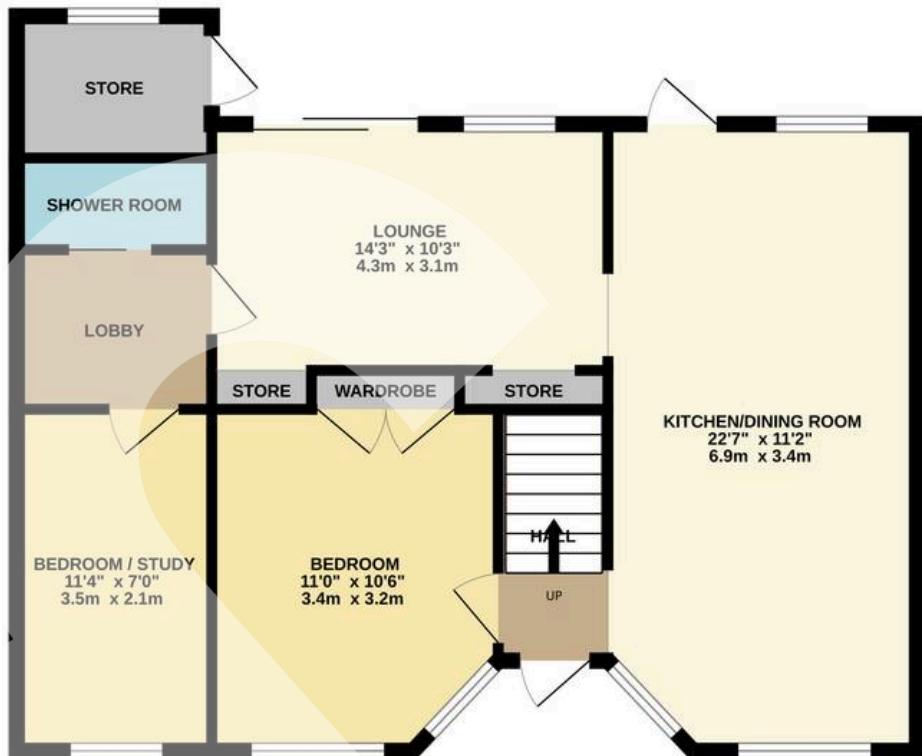
## OUTSIDE

To the front of the property is a large driveway that can accommodate multiple vehicles, along with an area laid to lawn. The rear garden features two decked seating areas ideal for entertaining, with a sunken hot tub to one side.

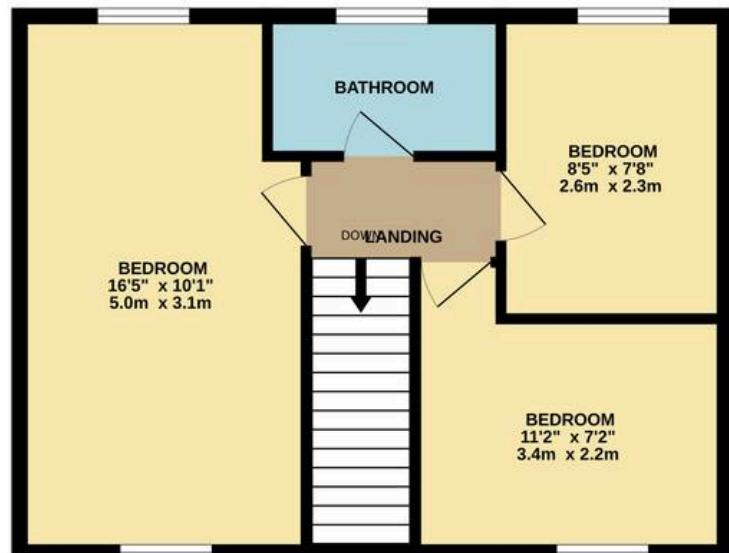
The remainder is mostly laid to lawn, complemented by a selection of planted trees and shrubbery.



### 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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**REQUEST  
VIEWING**

(GOTTA BE QUICK!)

