

**Rowe  
& Co.**

**38 Catmint Close, Chandler's Ford**

Eastleigh

**£495,000**



## 38 Catmint Close

Chandler's Ford, Eastleigh

Offered with no forward chain, this superb four double-bedroom townhouse is situated in the ever-popular Knightwood Park and benefits from catchment to highly sought-after local schools. The current owners have thoughtfully extended the property, which now spans four floors and offers approximately 1,582 sq ft of well-presented accommodation. The layout comprises an entrance hall, a spacious kitchen/dining room, cloakroom, lounge, family bathroom, and four generously sized double bedrooms, two of which feature en-suite facilities. Externally, the property boasts a driveway and a well-maintained rear garden, providing excellent outdoor space.

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



# 38 Catmint Close

Chandler's Ford, Eastleigh

## INSIDE

You enter the property into a spacious entrance hall, with doors leading to the cloakroom, garage, and kitchen, along with stairs rising to the first floor. The kitchen/dining room features French doors opening onto the rear garden and is fitted with a range of wall and base units, complete with cupboards and drawers beneath complementary worktops. There is ample space for a dining table and chairs, making it ideal for both everyday living and entertaining.

On the first floor, there is a generous lounge and bedroom two, which benefits from fitted wardrobes and its own en-suite facilities. The second floor comprises bedrooms three and four, both of which include fitted wardrobes and are served by the family bathroom. The top floor is dedicated to the impressive master bedroom, featuring a large fitted wardrobe, skylights that allow plenty of natural light, and a modern en-suite.

## OUTSIDE

To the front of the property is a block paved driveway and access to the garage via an up and over door. The secluded rear garden benefits a wonderful decked seating area ideal for entertaining with the rest of the garden being laid to lawn with a wooden shed and selection of planted shrubbery.

- No Forward Chain
- Four Bedrooms
- Two En-Suite Bedrooms
- Kitchen / Dining Room
- Townhouse
- Garage & Driveway
- Knightwood Park

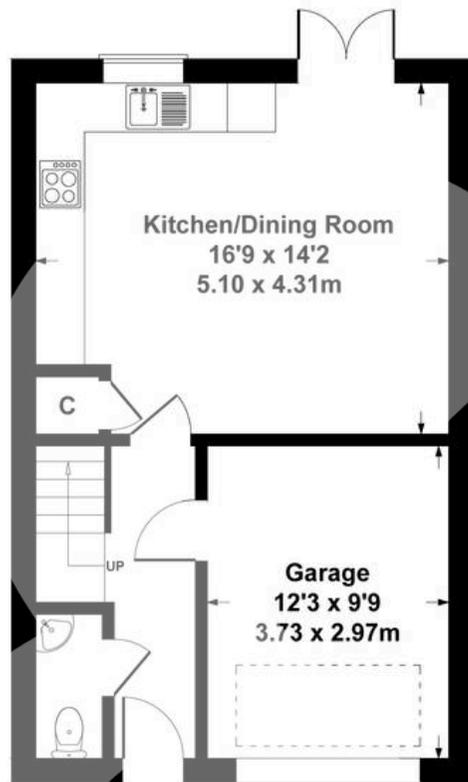


📍 1 Rufus Court, 103 Winchester Road  
Chandlers Ford,  
SO53 2GG

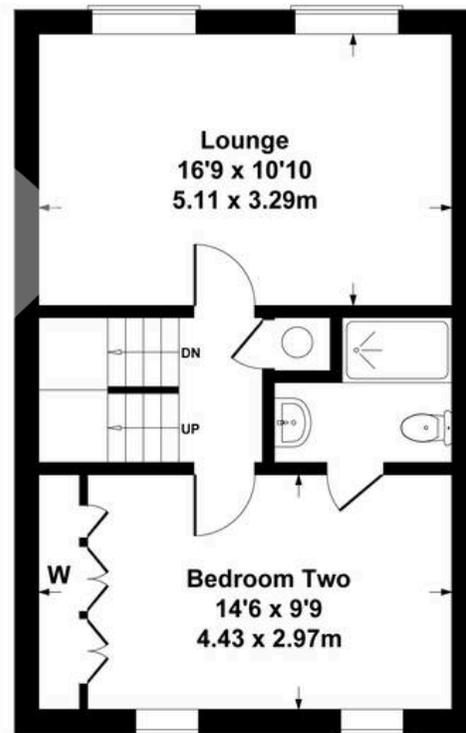
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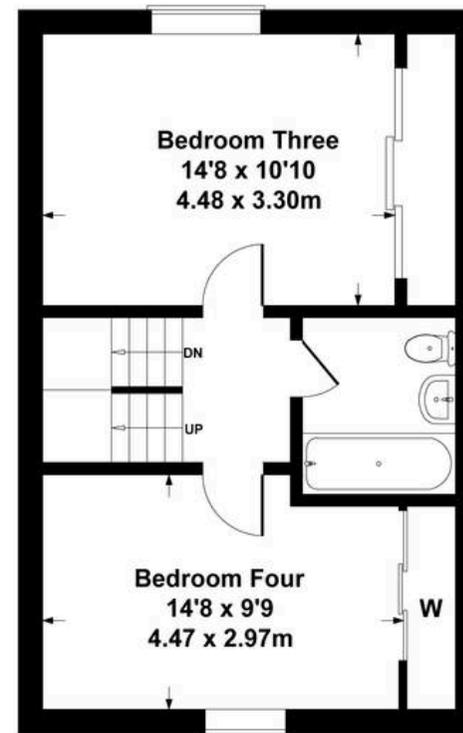
Approximate Gross Internal Area  
1582 sq ft - 147 sq m  
(Including Garage)



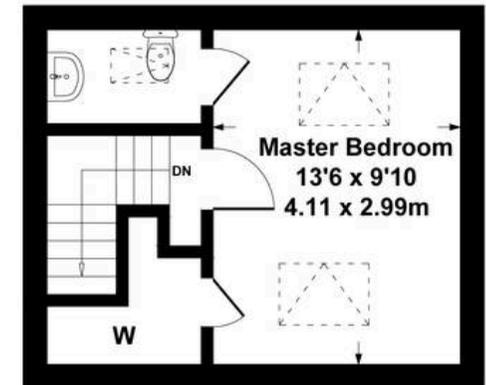
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**

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.