

**Rowe
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FOR SALE

37 Randall Road, Chandler's Ford

Eastleigh

£1,075,000

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37 Randall Road

Chandler's Ford, Eastleigh

This executive five-bedroom detached home is situated on a highly desirable road in a prime part of Hiltingbury, falling within the catchment area for both Hiltingbury and Thornden schools. The current owners have thoughtfully extended the ground floor, creating stylish and well-balanced living accommodation finished to a high standard throughout. Extending to approximately 2,325 sq ft, the accommodation comprises an entrance hall, lounge, impressive open-plan kitchen / dining / family room, study, utility room, cloakroom, and a ground-floor bedroom with adjoining wet room. On the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom. Outside, the property benefits from a large driveway providing ample off-road parking, a garage, and an established rear garden.

LOCATION

Chandler's Ford remains one of Hampshire's most desirable residential locations, renowned for its excellent schooling, superb connectivity and abundance of local amenities. The area offers a wide selection of independent shops, restaurants, traditional inns and leisure facilities, including the nearby Chilworth Golf Club. The property falls within catchment for highly regarded schools, including Thornden and Toynbee secondary schools, alongside a selection of esteemed independent schools. Winchester and Southampton are both easily accessible, approximately 15 and 17 minutes away respectively, providing an extensive range of shopping, cultural and leisure facilities. Excellent transport links include convenient access to the M3 and M27, whilst nearby railway stations offer direct services to Winchester, Southampton and London Waterloo.

Council Tax band: F - Tenure: Freehold - EPC Energy Efficiency Rating: D



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INSIDE

Step into the property through a spacious entrance hall, providing access to the cloakroom, additional reception rooms, and stairs rising to the first floor. To one side, the generous lounge enjoys windows to the front aspect and offers ample space for a variety of freestanding furniture. The true heart of the home is the impressive open-plan kitchen, dining, and family room. Filled with natural light from dual-aspect windows and doors opening onto the rear garden, this versatile space comfortably accommodates a large dining table alongside an additional seating area. The kitchen is beautifully fitted with a range of wall and base units, complemented by worktops and a central island providing both workspace and storage.

A door from the kitchen leads to the utility room and adjoining study, a flexible room that could also be used as a playroom or home office. The ground-floor bedroom is another versatile space, benefiting from windows and a door leading directly to the garden, as well as a modern wet-room en suite. Upstairs, the first floor offers four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a contemporary family bathroom.

OUTSIDE

To the front of the property is a large in-and-out driveway laid with block paving, complemented by a variety of planted trees and shrubs. There is a carport to one side, along with pedestrian access to the rear garden. The detached garage benefits from an up-and-over door.

The established rear garden features a composite decked seating area and a wooden shed, with the remainder mainly laid to lawn and enhanced by a selection of mature trees and flowering plants.

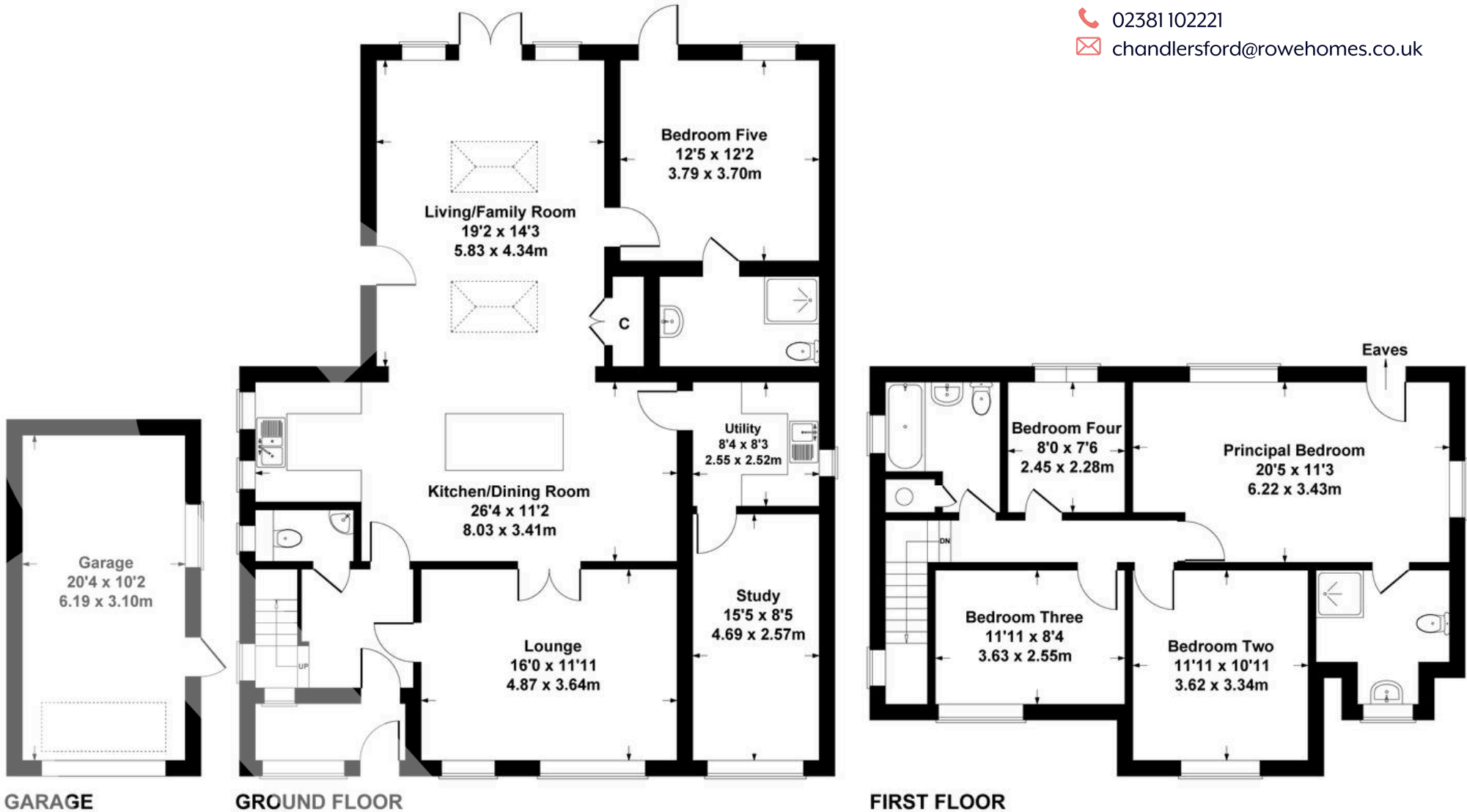


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Approximate Gross Internal Area
2325 sq ft - 216 sq m
(Including Garage)

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Chandlers Ford,
SO53 2GG

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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.