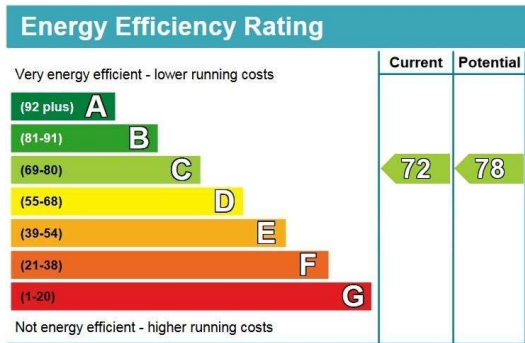




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



023 8023 3288
www.pearsons.com

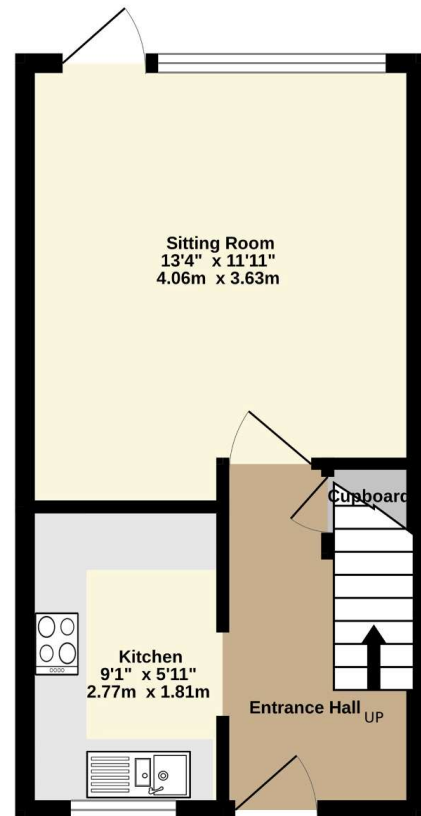


10 Highclere Way, Chandler's Ford, Eastleigh, Hampshire,
SO53 3PQ,
2 bedrooms £290,000 Freehold

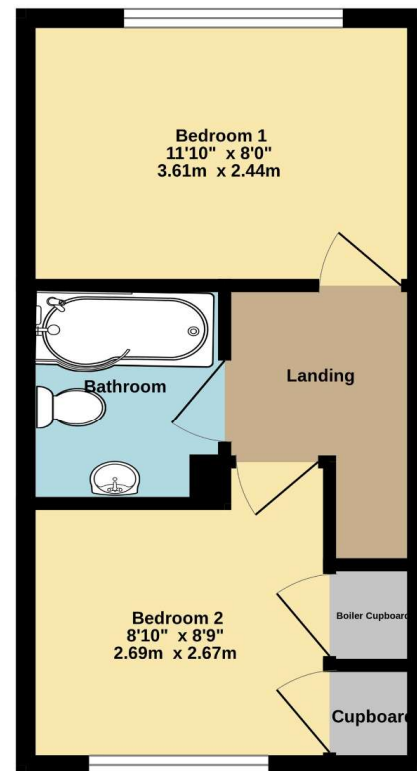
DESCRIPTION
Offered for sale with no forward chain, this modern mid-terrace property is conveniently located in a quiet residential street close to local amenities. The accommodation comprises entrance hall, fitted kitchen, sitting room, two double bedrooms and family bathroom. Externally there is a garage in block, off road parking for one vehicle and a private rear garden. Further benefits include double glazing and gas central heating.

LOCATION
Highclere Way is situated within the popular Valley Park development in Chandler's Ford, offering a range of local amenities, shops and recreational facilities close by. The area is well served by schools, including St Francis Church of England Primary School and Knightwood Primary School, with The Toynbee School providing secondary education nearby. Chandler's Ford railway station is approximately a mile away, providing services towards Southampton, Romsey and Salisbury, while the M3 and M27 motorway networks are readily accessible, providing convenient road links to Southampton, Winchester and the wider region.

Ground Floor



1st Floor



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.
Made with Metroplex ©2026

10 Highclere Way, Chandler's Ford, Eastleigh, Hampshire, SO53 3PQ,

ENTRANCE HALL:

Textured ceiling. Stairs to first floor. Under stairs storage cupboard. Doors to:-

KITCHEN:

Double glazed window to front aspect. Coving to textured ceiling. Single drainer one and a half bowl sink unit with mixer tap and cupboard under. A range of matching eye level and base mounted units with roll top work surface over. Built-in oven with fitted four ring electric hob and extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Laminate flooring.

SITTING ROOM:

Double glazed window to rear aspect. Double glazed door opening onto rear garden. Textured ceiling. Radiator.

FIRST FLOOR LANDING:

Textured ceiling. Loft hatch. Doors to all rooms.

BEDROOM ONE:

Double glazed window to rear aspect. Textured ceiling. Radiator.

BEDROOM TWO:

Double glazed window to front aspect. Textured ceiling. Cupboard housing boiler. Wardrobe. Radiator.

BATHROOM:

Smooth ceiling. Extractor. Vanity wash basin with mixer tap and cupboard under, panel enclosed bath with mixer tap and shower attachment and low level flush w.c. Part tiled walls. Tiled flooring.

OUTSIDE:

To the front of the property there are steps to front door. Outside tap.

GARAGE:

Situated in block with up and over door and parking for one vehicle.

The rear garden has the benefit of a south easterly aspect and is principally laid to lawn with a decked patio seating area and gated pedestrian access to the rear.

COUNCIL TAX:

Test Valley City Council

BAND: C

CHARGE: £1,997.62

YEAR: 2026/2027

AGENTS NOTE:

Under Section 21 of the Estate Agents Act, the vendor is an associate of Pearsons Estate Agents, within the meaning of the Act, and we therefore make the declaration.

REFERENCE

S9004/SD/240926/D1

SERVICES

Mains gas, water, electricity and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS

From Pearsons office in London Road proceed onto The Avenue, continue to the end following Winchester Road to the Asda roundabout. Take the first exit. Turn into Montgomery Way and then Donnington Drive where Highclere Way can be found as a turning on the left hand side.