



Rowe
& Co.

25 Merton Avenue, Chandler's Ford

Chandler's Ford

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& Co.**



25 Merdon Avenue

Chandler's Ford, Eastleigh

INTRODUCTION

Set within a generous plot on a prestigious residential road, this substantial detached home offers an impressive amount of flexible living space, with accommodation arranged across two floors and a layout that lends itself particularly well to modern family life. The property combines generous reception areas alongside a multitude of bedrooms, providing the flexibility for home working, guest accommodation, hobbies or multi-generational living. At the heart of the home is a wonderfully spacious open-plan kitchen, dining and living area, complemented by further reception space. Outside, the mature gardens form an important part of the home, with established planting, generous lawns and several areas from which to enjoy the surroundings. Together with ample driveway parking and the property's attractive residential setting, this is a home offering both space and versatility in equal measure.

LOCATION

Chandler's Ford is a popular town in Hampshire, offering a variety of shops, restaurants, and traditional public houses. Conveniently located, it's just a 15-minute drive to Winchester and 17 minutes to Southampton, both of which provide an extensive range of amenities and services. The area benefits from excellent transport links, with the M3 and M27 motorways close by, and a local railway station providing connections to Winchester and Southampton. From Winchester, London Waterloo can be reached in approximately 57 minutes, and from Southampton Parkway in around 65 minutes, making Chandler's Ford an ideal location for commuters.



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INSIDE

The accommodation begins with a welcoming entrance hall, from which the principal ground-floor rooms are arranged. A particular highlight is the open-plan kitchen, dining and living space positioned towards the rear of the property. A separate living room offers a more relaxed and private reception space, ideal for evenings or quieter family time. Additional ground-floor rooms provide excellent versatility. The ground floor is completed by bathroom and shower facilities. Upstairs, the accommodation continues with a series of generously proportioned rooms. The principal bedroom offers an excellent sense of space, while the additional bedrooms provide comfortable accommodation for family or guests. One of the property's greatest strengths is its adaptability. Whether all of the available rooms are required as bedrooms or some are instead used for working from home, hobbies, dressing space or occasional guests, the layout can evolve easily with the needs of its owners.

OUTSIDE

The property occupies a generous and established plot, approached across a broad driveway providing ample off-road parking. To the rear, the garden is a particularly appealing feature. A substantial lawn is complemented by mature borders, established trees and a variety of planting. For buyers seeking a home with genuinely flexible accommodation, generous gardens and room for family life to develop over time, the property offers an excellent combination of internal and external space.



25 Merton Avenue

Approximate Gross Internal Area
3251 sq ft - 302 sq m
(Including Garage)



96 Winchester Road,
Chandlers Ford,
SO53 2GJ

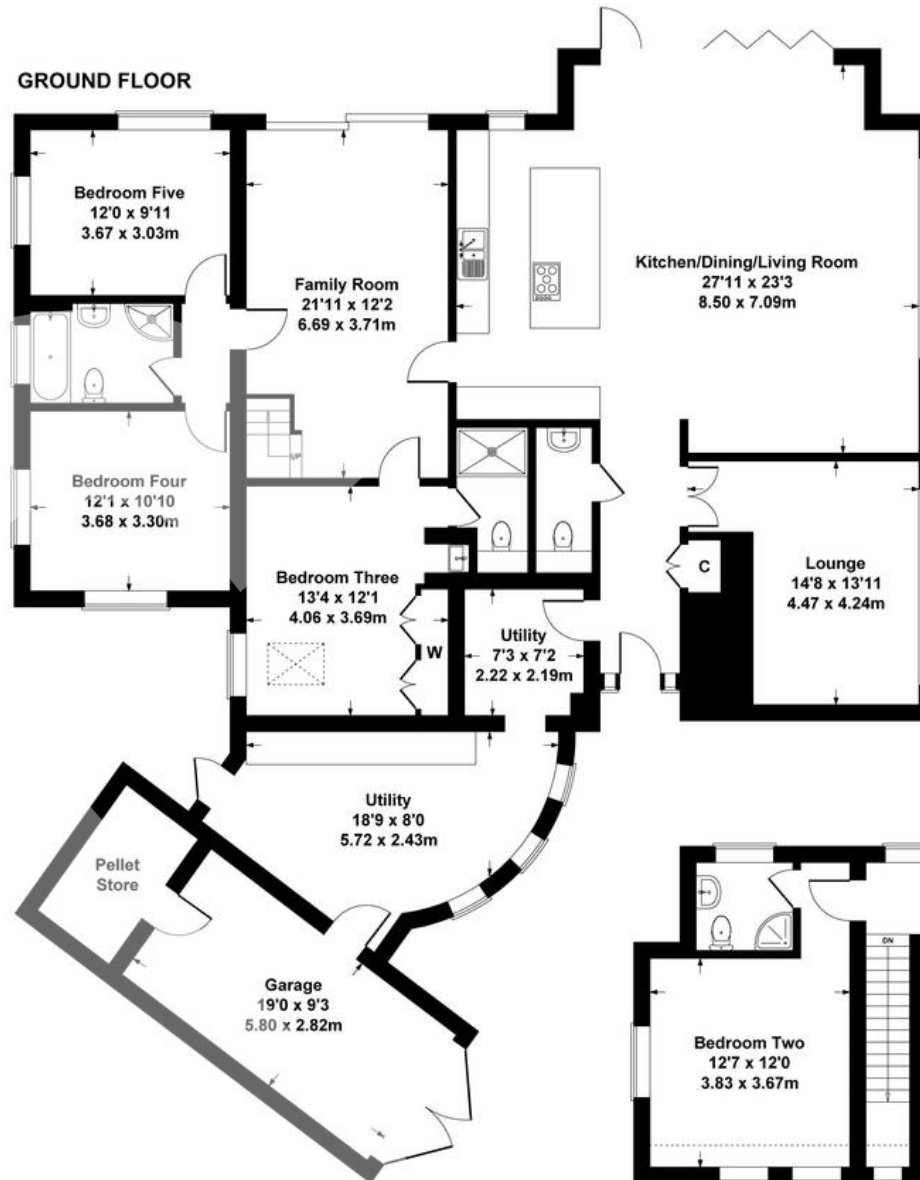


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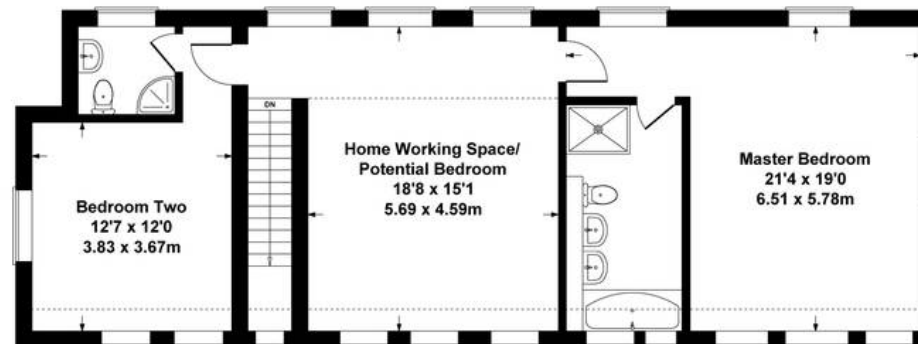


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GROUND FLOOR



FIRST 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.