



**Rowe  
& Co.**

**326 Hursley Road, Chandler's Ford**

Eastleigh

**£850,000**

**Rowe  
& Co.**



## 326 Hursley Road

Chandler's Ford, Eastleigh

This wonderful five-bedroom detached bungalow is situated on an established plot of approximately 0.4 acres and falls within the highly sought-after Thornden School catchment area, comprising both gardens and woodland. The property itself extends to 2,217 sq ft, with accommodation comprising an entrance hall, five bedrooms with en-suite to the principal bedroom, a family bathroom, lounge, study, kitchen/dining room, conservatory, utility room, and cloakroom. Externally, the property benefits from a large driveway and garage, together with an established rear garden and adjoining woodland.

### 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, both cities have an extensive range of facilities. 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 and 65 minutes from Southampton Parkway.

Council Tax band: F - Tenure: Freehold

EPC Energy Efficiency Rating: D



# 326 Hursley Road

Chandler's Ford, Eastleigh

## INSIDE

You enter the property into an entrance hall with doors leading to all rooms and the airing cupboard. The front section of the bungalow is home to all five bedrooms. The master bedroom benefits from fitted wardrobes and an en-suite shower room with a feature vaulted ceiling. The remaining bedrooms are all well-proportioned, offering versatile space, and are serviced by the family bathroom facilities. Double internal doors lead into the 19ft lounge, which provides a wonderful reception space. An opening to one side leads into the dedicated study with skylights. A further door leads into the kitchen/dining room, creating a great space for hosting. The kitchen is fitted with a range of wall and base level units with cupboards and drawers under, complemented by worktops and a breakfast bar. A further door leads into the utility room, which provides access to the cloakroom and a large storage cupboard. The 18ft conservatory overlooks the garden and features doors leading out to the rear garden.

## OUTSIDE

To the front of the property is a large driveway providing off-road parking for multiple vehicles. Access to the garage is available via up-and-over doors, which also provide pedestrian access through to the rear garden. The mature rear garden is divided into two sections. The main area features a decked seating space, ideal for entertaining, while the remainder is predominantly laid to lawn with a variety of established shrubs and planting. A gate at the rear of the garden leads directly into a woodland area, offering an excellent space for families to enjoy.



Rowe & Co.





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



02381 102221



chandlersford@rowehomes.co.uk

## 326 Hursley Road

Approximate Gross Internal Area  
2217 sq ft - 206 sq m  
(Including Garage)



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.