



**Rowe  
& Co.**

**22 Brownhill Road, Chandler's Ford**

Eastleigh

**£495,000**





## 22 Brownhill Road

Chandler's Ford, Eastleigh

### INTRODUCTION

Offered with no forward chain, this spacious two-bedroom detached bungalow is conveniently situated just a stone's throw from Chandlers Ford High Street. The accommodation comprises an entrance porch, lounge/dining room, 21ft garden room, kitchen, two bedrooms with an en-suite to the master, and a wet room. Outside, the property benefits from a large driveway, detached double garage, carport, and a secluded rear garden.

### 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. Commuter links are excellent with the M3 and M27 nearby and a 10 minute walk to the railway station with links to Winchester and Southampton.

Council Tax band: D

Tenure: Freehold

- No Forward Chain
- Double Garage
- Central Location
- En-Suite To Master
- Two Bedrooms



# 22 Brownhill Road

Chandler's Ford, Eastleigh

## INSIDE

You enter the property via a spacious entrance porch featuring an external door and ample space for coats and shoes, with a further door leading through to the lounge/dining room. This bright and versatile space offers plenty of room for a variety of furniture and benefits from a skylight to one end.

The impressive 21ft garden room is laid with tiled flooring and enjoys a skylight and French doors opening onto the rear garden, creating a fantastic additional living space.

The kitchen is fitted with a range of wall and base units with cupboards and drawers beneath, and features a window to the side aspect. To the front of the property are two double bedrooms, including a master bedroom with en-suite facilities, along with a fully tiled wet room.

## OUTSIDE

To the front of the property is a large driveway providing parking for multiple vehicles. To the rear, there is a detached double garage with an electric door and car port along with gated pedestrian access to the rear garden.

The secluded garden features a paved seating area, with the remainder mainly laid to lawn and complemented by a variety of established shrubs and planting.



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

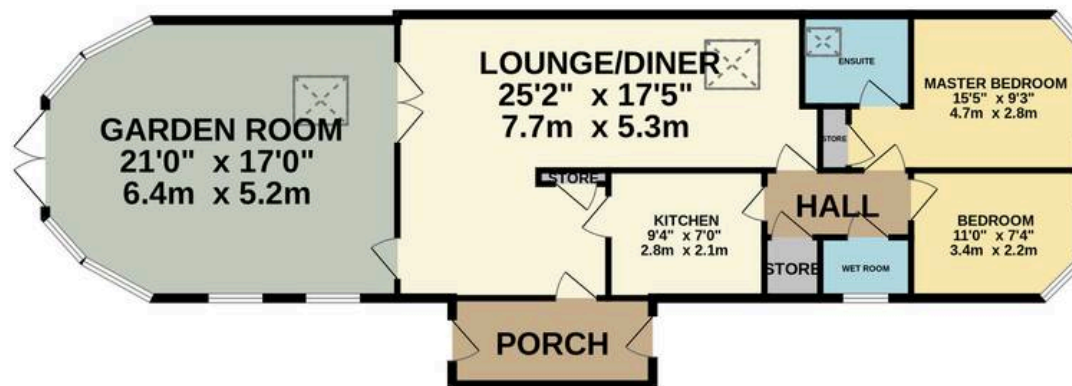
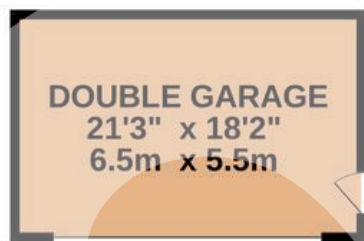


02381 102221



chandlersford@rowehomes.co.uk

## GROUND 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.

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**REQUEST  
VIEWING**

(GOTTA BE QUICK!)

