



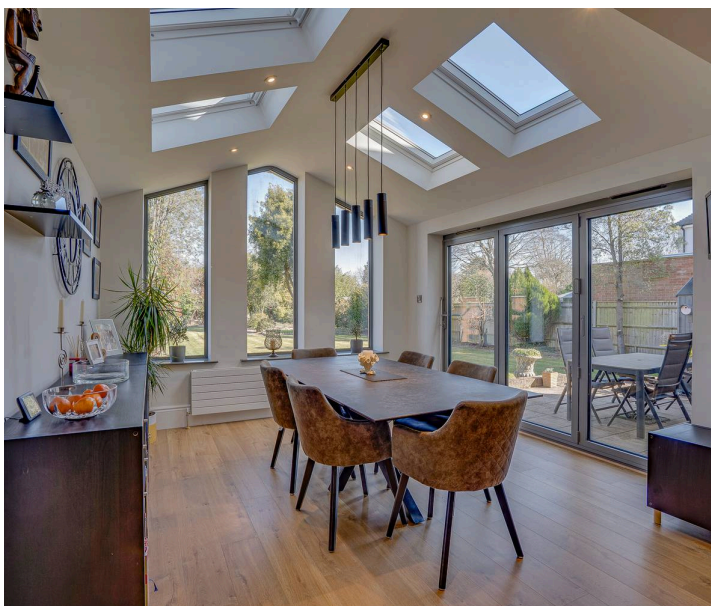
**Rowe
& Co.**

5 Velmore Road, Chandler's Ford

Hampshire

£775,000

Rowe
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5 Velmore Road

Chandler's Ford, Hampshire

This wonderful characterful five-bedroom family home sits on a stunning established plot and has been thoughtfully extended with tasteful finishings by the current owners over their 25 years of ownership. Velmore Road is an exclusive tree lined no through road with easy access to connections for commuters. Accommodation to the ground floor comprises an entrance hall, lounge, stunning kitchen / dining room, utility and cloakroom. On the first floor are five bedrooms with en-suite to master and family bathroom. Externally the home benefits a large driveway, garage and mature rear gardens.

LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Transport links 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 1930s Character Home
- Stunning Rear Garden
- Garage & Driveway
- Five Bedrooms
- Modern Kitchen / Dining Room

5 Velmore Road

Chandler's Ford, Hampshire

INSIDE

You enter the property into a wonderful entrance hall which has been laid to oak effect flooring with doors leading to all rooms, stairs to the first floor and under stair storage. A door to one side leads into the spacious lounge which has a bay window to the front aspect and laid to oak flooring with a feature fire to one wall. A door to the end of the hallway leads into the modern kitchen / dining room which is the real heart of the home.

The room has been laid to oak effect flooring with spotlights, the stunning dining area has an abundance of light with a vaulted ceiling, skylights and bi folding doors to the rear garden. The kitchen itself is fitted with a matching range of shaker style wall and base level units with cupboards and drawers under, central island and complementary quartz worktops. There is space for a free-standing American style fridge freezer, fitted appliances include a gas hob with extractor over, double ovens and dishwasher. An opening to one end leads into the utility area which has a door the rear, internal door to garage, storage cupboard and door to the W/C.

The first-floor landing has been laid to carpet with doors leading to all rooms and access to the loft. The principal bedroom has a bay window to the front aspect and is laid to carpet with fitted wardrobes and a door leading to the en-suite shower room. There are a further four bedrooms with three having built in wardrobes all serviced by the large family bathroom.

OUTSIDE

To the front of the property is a large driveway that has been laid to gravel and can accommodate parking for multiple vehicles. There is gated pedestrian access to the rear and an area laid to lawn with planted shrubbery, you can also access the garage via barn style doors. The incredible rear garden is well established and completely private, there is a large, paved seating area ideal for entertaining with the rest mostly being laid to lawn with a selection of planted trees and shrubbery.



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Approximate Gross Internal Area
1916 sq ft - 178 sq m
(Including Garage)



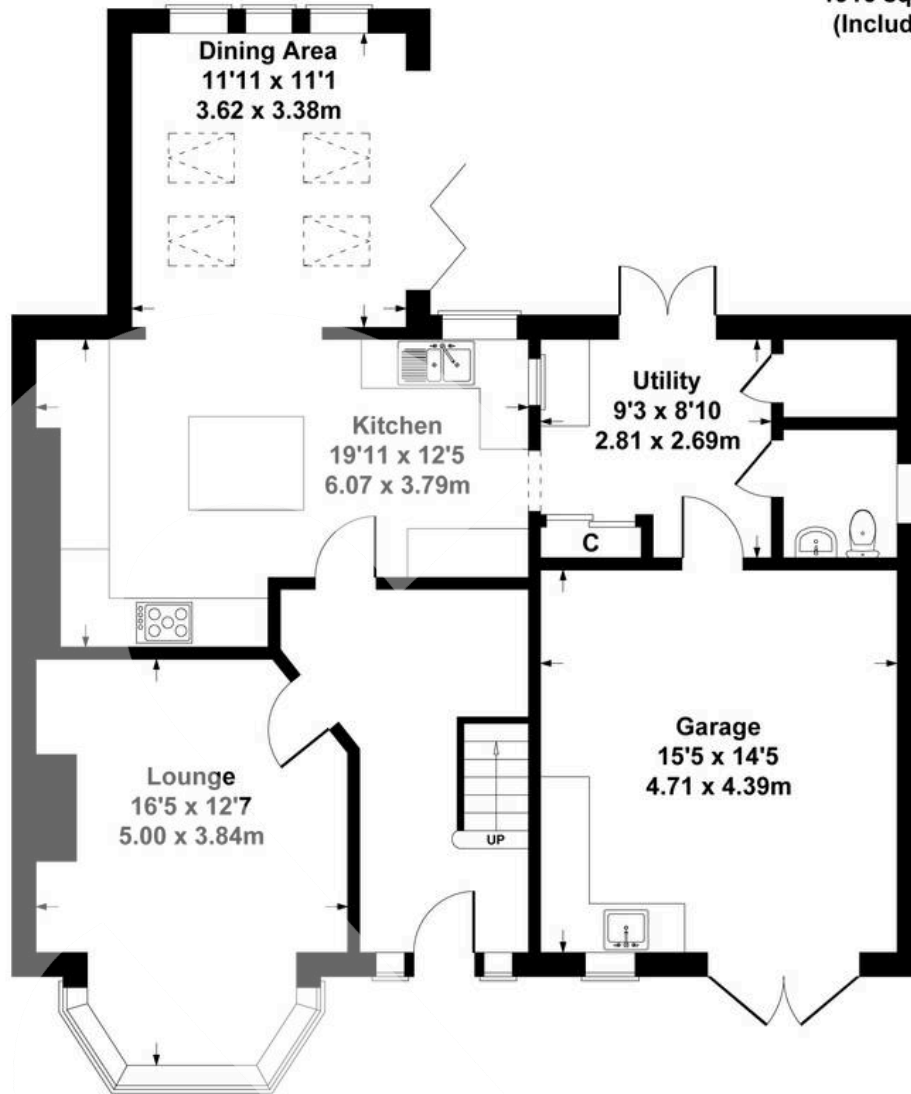
1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG



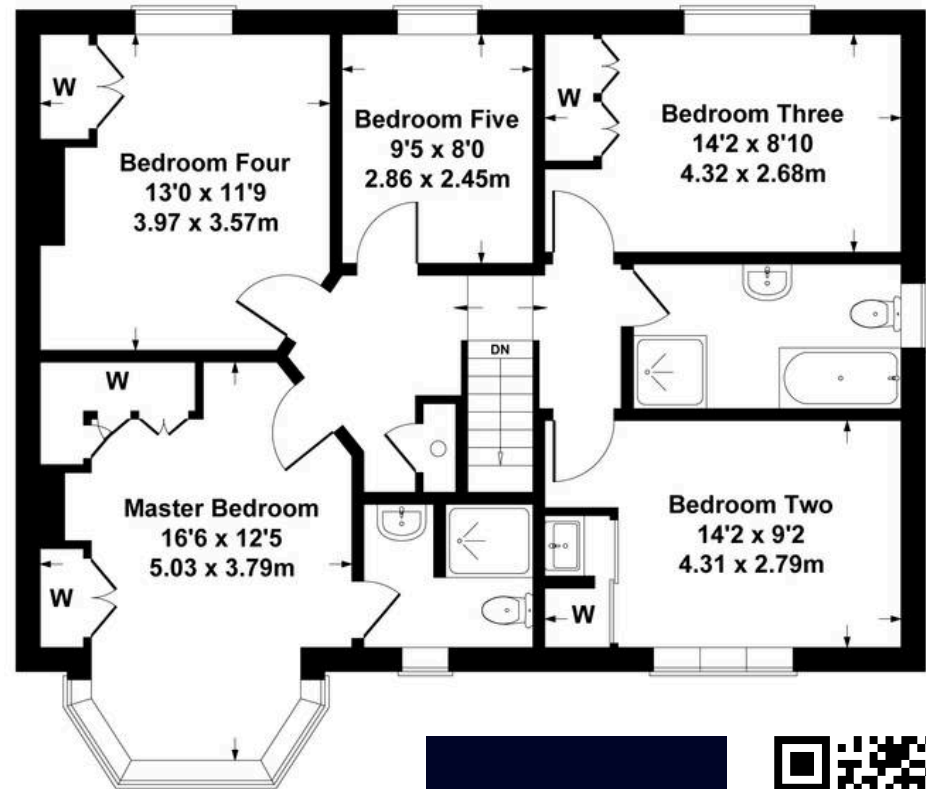
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GROUND FLOOR



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.

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

