



**Rowe
& Co.**

1 Merlin Way, Knightwood Park

Hampshire

In Excess of **£765,000**

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& Co.**



1 Merlin Way

Knightwood Park, Hampshire

A magnificent five-bedroom detached family home arranged over three floors and presented in excellent condition throughout. At the heart of the property is a stunning kitchen/dining room, creating a superb space for everyday family life and entertaining. The upper floors offer five generously sized bedrooms, with the principal bedroom featuring a dressing room and en-suite shower room. Bedroom two also benefits from an en-suite, while the remaining three bedrooms are served by a well-appointed family bathroom. Externally, the property enjoys a double garage and a large driveway providing ample off-road parking. Merlin Way is ideally positioned within the catchment areas for both Thornden and Knightwood schools.

Chandler's Ford is a highly regarded Hampshire town offering a wide range of shops, restaurants and traditional public houses, with Chilworth Golf Course also close by. The area is particularly well known for its excellent schooling, boasting some of the highest Ofsted ratings in the country, including Thornden and Toynbee secondary schools, along with a selection of respected private schools. Winchester is approximately a 15-minute drive away, while Southampton can be reached in around 17 minutes. Transport links are excellent, with easy access to the M3 and M27 motorways. Chandler's Ford railway station provides direct services to Winchester and Southampton, with London Waterloo reachable in approximately 57 minutes from Winchester.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



1 Merlin Way

Knightwood Park, Hampshire

INSIDE

The property is entered via a spacious entrance hall, with doors leading to further accommodation including a cloakroom, and stairs rising to the first floor. The generous lounge features a window to the front aspect and sliding French doors opening onto the garden, creating a bright and inviting living space. The stunning kitchen/dining room enjoys a window to the front aspect, French doors to the rear, and access to the utility room.

The kitchen is fitted with a range of wall and base units with complementary worktops, a central island, and breakfast bar. Integrated double ovens and a microwave are included, with ample space at one end for a large dining table and chairs—ideal for both everyday living and entertaining. To the first floor are three double bedrooms and a family bathroom. The principal bedroom benefits from a walk-in wardrobe and en-suite shower room. The second floor offers two further double bedrooms, one of which also benefits from an en-suite.

OUTSIDE

To the front of the property is a large driveway providing parking for multiple vehicles. There is gated pedestrian access to the rear, along with access to the double garage via an up-and-over door. The rear garden features a paved seating area, with the remainder mainly laid to lawn and complemented by a variety of established shrubs.

- Five Double Bedrooms
- Three Bathrooms
- Double Garage & Driveway
- Thornden School Catchmen

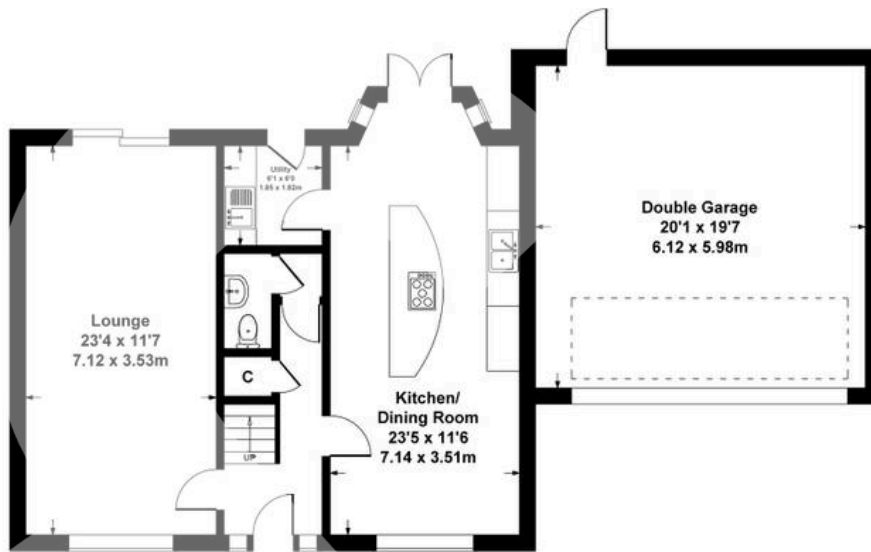


📍 1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG

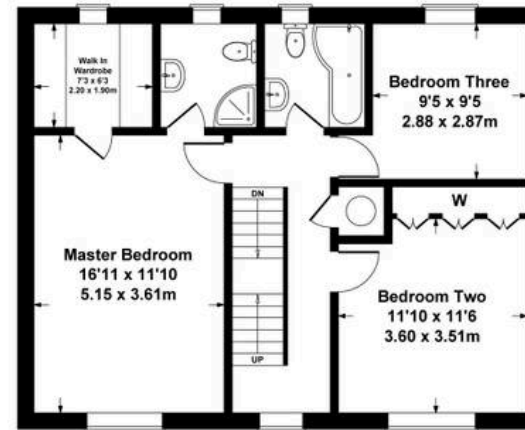
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1 Merlin Way

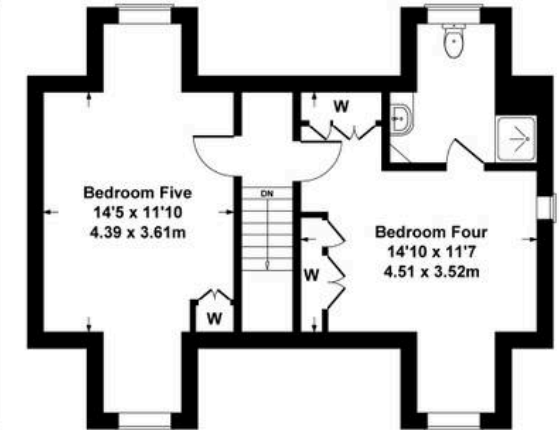
Approximate Gross Internal Area
2357 sq ft - 219 sq m
(Including Garage)



GROUND FLOOR



FIRST FLOOR



SECOND 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!)

