



**Rowe  
& Co.**

**16 Ladywood, Eastleigh**

Eastleigh

In Excess of **£550,000**



Rowe  
& Co.



## 16 Ladywood

Eastleigh, Eastleigh

Coming to the market for the first time in 33 years, this stunning four-bedroom detached house is tucked away in a leafy cul-de-sac in Boyatt Wood. The extended accommodation comprises an entrance hall, lounge, snug, shower room, kitchen/breakfast room, dining room, office, and utility room, providing versatile living space for the whole family. Upstairs, there are four well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a driveway, garage, and a beautifully manicured rear garden, making it an ideal home in a sought-after location.

### LOCATION

Situated in the convenient location of Boyatt Wood, just outside the town of Eastleigh, the property benefits from easy access to a shopping centre, mainline railway station, and a newly developed entertainment complex. The historic and thriving city of Winchester, renowned for its attractions and amenities, is only a short drive away. Southampton Airport is just minutes away, while excellent transport links are provided by the nearby M3 and M27 motorways.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Four Bedroom Home
- Ground Floor Shower Room
- Utility Room
- Garage & Driveway
- Four Reception Rooms





# 16 Ladywood

Eastleigh, Eastleigh

## INSIDE

The property is approached via an entrance porch, leading to a well-appointed ground floor shower room and into an impressive central hallway. From here, there is access to the principal ground floor accommodation, internal access to the garage, and a staircase rising to the first floor.

To the rear of the property, the kitchen/breakfast room enjoys views over the garden and connects seamlessly to a separate utility room with additional side access. The ground floor offers exceptional space for both everyday living and entertaining, comprising a generous lounge, snug, formal dining room, and a flexible office or storage room.

The first floor hosts four well-proportioned bedrooms, with fitted wardrobes and built-in storage to bedrooms one and two, complemented by a spacious and well-appointed family bathroom.

## OUTSIDE

To the front of the property is a driveway providing off-road parking for multiple vehicles. There is gated pedestrian access to the rear, along with access to the garage via an up-and-over door, and an area laid to lawn.

The secluded rear garden is mainly laid to lawn and features a wonderful paved seating area. It is complemented by a variety of shrubs and a wooden shed, offering additional storage space.



Rowe  
& Co.





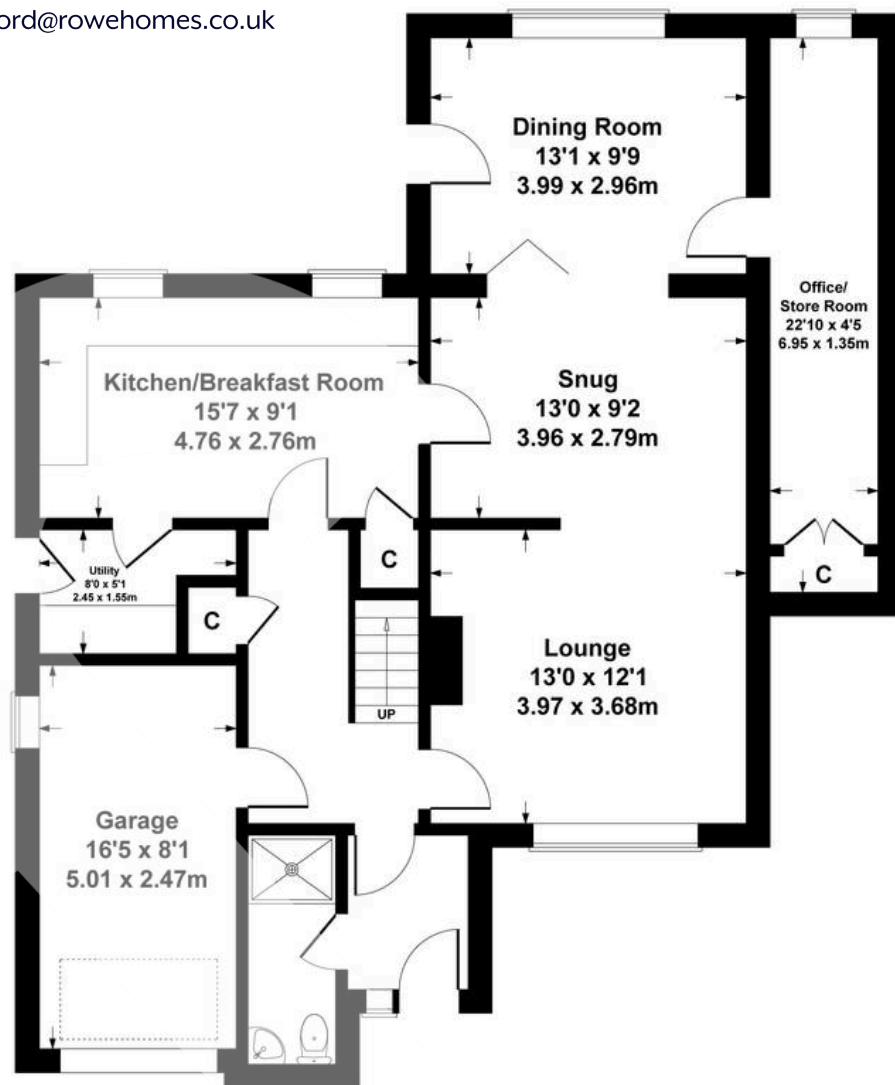
📍 1 Rufus Court, 103 Winchester Road  
Chandlers Ford,  
SO53 2GG

☎ 02381 102221

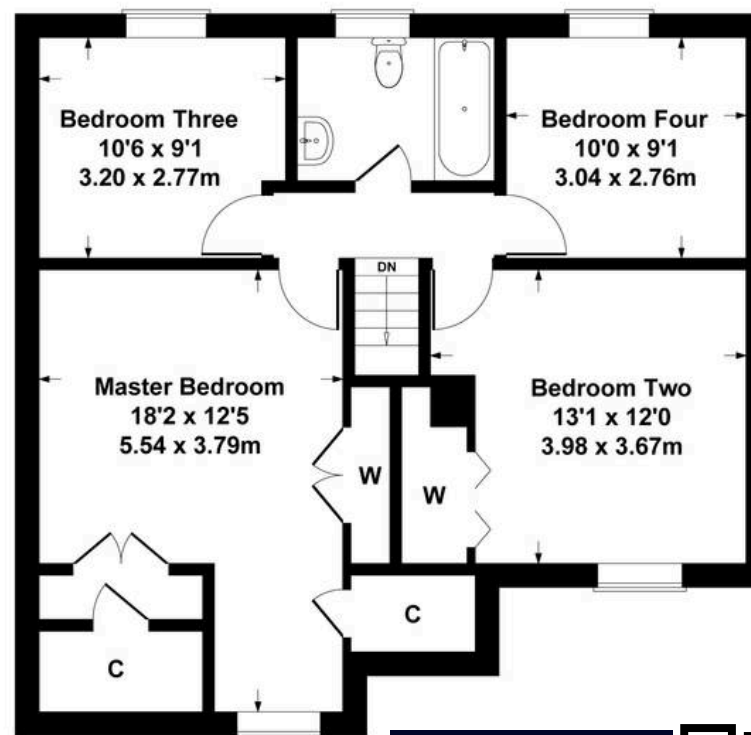
✉ chandlersford@rowehomes.co.uk

## 16 Ladywood

Approximate Gross Internal Area  
1755 sq ft - 163 sq m  
(Including Garage)



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!]

