

**Rowe
& Co.**

16 Nichol Road, Chandler's Ford

Eastleigh

£850,000



16 Nichol Road

Chandler's Ford, Eastleigh

Situated in the highly desirable residential area of Hilingbury, this impressive four/five-bedroom detached home offers spacious and highly versatile accommodation extending to approximately 2,486 sq ft. The ground floor features a welcoming entrance hall leading to a generous lounge, separate family room, and a well-appointed kitchen/breakfast room. Additional benefits include a utility room, shower room, and flexible living spaces currently arranged as a study/bedroom and playroom/bedroom—ideal for modern family living or home working. Upstairs, the property boasts three substantial bedrooms, including a superb principal suite with en-suite facilities, alongside a stylish family bathroom. Externally, the home is complemented by a large driveway providing ample off-road parking, a garage, and a mature, secluded rear garden—perfect for relaxing or entertaining. Further enhancing its appeal, the property offers excellent potential for extension or development (subject to the necessary planning permissions), as demonstrated by neighbouring homes.

Chandler's Ford is a highly sought-after Hampshire town offering a wide range of amenities, including shops, restaurants, and traditional public houses. The town is ideally positioned for commuters and families alike, with Winchester just a 15-minute drive away and Southampton reachable in approximately 20 minutes—both cities offering extensive shopping, dining, and cultural facilities. Transport links are excellent, with easy access to the M3 and M27 motorways. Chandler's Ford railway station provides regular services to Winchester and Southampton, with London Waterloo accessible in approximately 57 minutes from Winchester and around 65 minutes from Southampton Parkway.

Council Tax band: E - Tenure: Freehold

EPC Energy Efficiency Rating: C



16 Nichol Road

Chandler's Ford, Eastleigh

You enter the property through a welcoming porch, which leads into a spacious entrance hall with stairs rising to the first floor and access to the main living areas. To the left of the hallway are two versatile rooms, ideal for use as additional bedrooms, a home office, or a playroom. A modern shower room is also conveniently located on the ground floor. The generous lounge enjoys natural light from front-facing windows and offers ample space for a variety of furnishings. Internal folding doors open into the family room, which features bi-fold doors leading out to the rear garden—perfect for indoor-outdoor living. The kitchen/breakfast room is fitted with a range of wall and base units, complemented by worktops and ample storage. From here, there is access to both the rear garden and a separate utility room. Upstairs, the principal bedroom benefits from its own en-suite facilities. Two further double bedrooms provide comfortable accommodation, all served by a well-appointed family bathroom.

OUTSIDE

The property benefits from a large frontage with a driveway that can accommodate parking for multiple vehicles, with the remainder laid to lawn and enhanced by a variety of planted shrubbery. There is gated pedestrian access to the rear, along with access to the garage via an up-and-over door. The stunning rear garden offers total seclusion and features a paved seating area, a greenhouse, and a selection of beautiful trees and shrubs, with the rest laid to lawn.

- Prime Hiltingbury Location
- Four / Five Bedrooms
- En-suite Facilities To The Principal Bedroom
- Driveway Parking & Garage
- Family Bathroom Plus Ground Floor Shower Room
- Beautiful Gardens With Garden Room

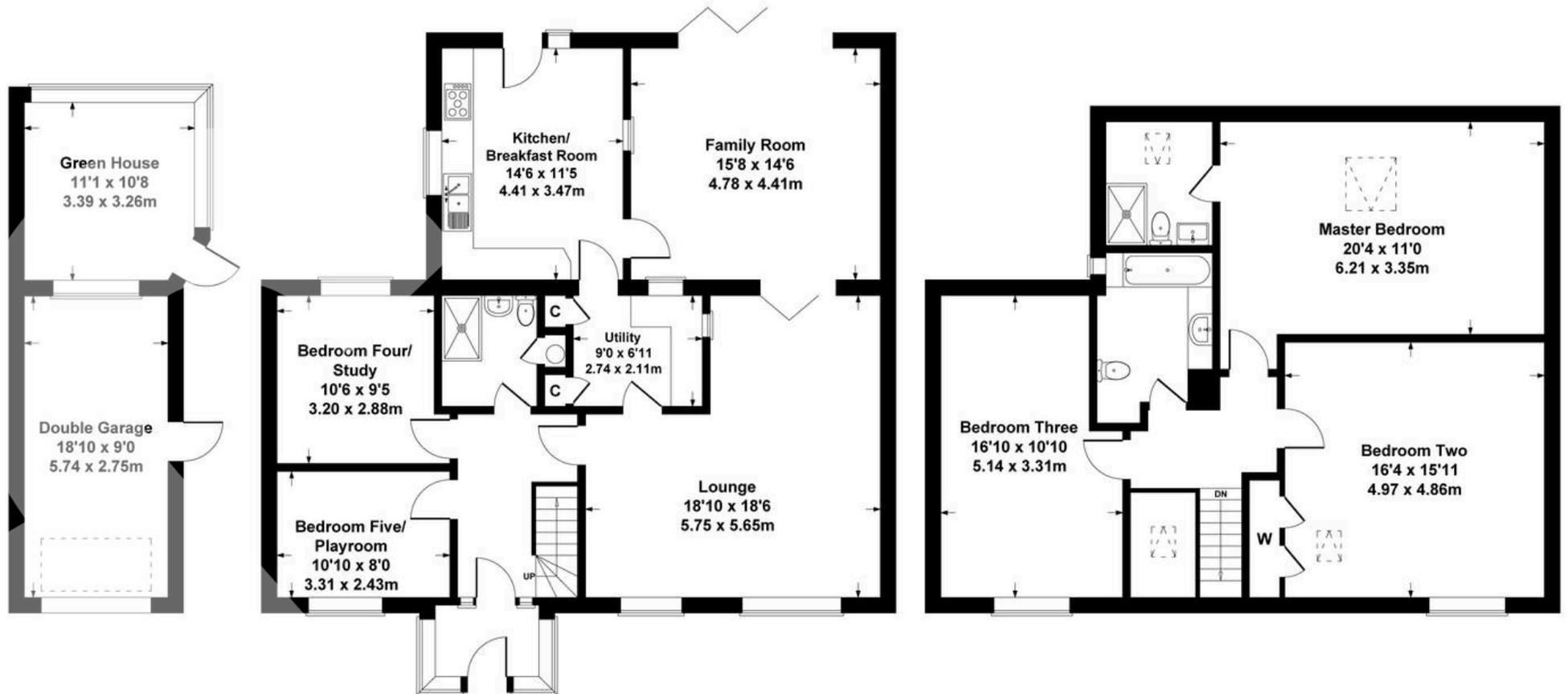


Rowe
& Co.



16 Nichol Road

Approximate Gross Internal Area
2486 sq ft - 231 sq m
(Including Garage & Green House)



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.

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

 02381 102221
 chandlersford@rowehomes.co.uk