

A two-story brick house with a grey tiled roof, a bay window, and a garden. The house is surrounded by greenery and trees. The sky is blue with white clouds. The house has a chimney on the left side. The bay window is white with a brick base. The garden has a lawn and a paved area. The house is located on a street with other houses in the background.

**Rowe  
& Co.**

**1 Beech Copse West End Road, West End**

Southampton

**£850,000**

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& Co.



## 1 Beech Copse West End Road

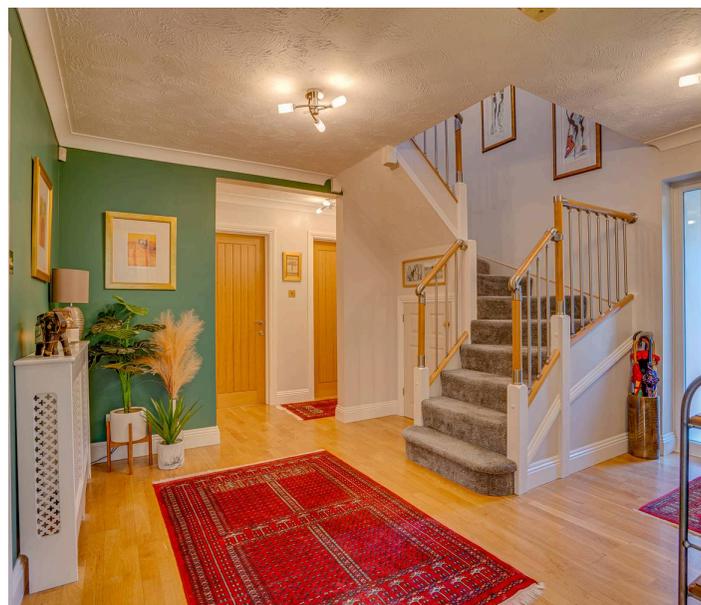
West End, Southampton

This impressive executive detached family home spans approximately 2,691 sq ft and enjoys a secluded, private position while remaining within close proximity to the High Street. The ground floor accommodation comprises a spacious entrance hall, dining room, study, generous lounge, cloakroom, utility room, conservatory and a well-appointed kitchen/dining room—ideal for both everyday living and entertaining. To the first floor, there are four well-proportioned bedrooms, including a superb principal suite featuring a walk-in wardrobe and en-suite bathroom. A second bedroom also benefits from its own en-suite, alongside a modern family bathroom serving the remaining rooms. Externally, the property boasts a large driveway providing ample off-road parking, a double garage, and beautifully secluded gardens offering a high degree of privacy.

West End is a sought-after 'village' style suburb to the east of Southampton with excellent road, rail and air transport links. The high street has an excellent variety of local shops and there is a good choice of popular schooling for all ages within the vicinity. Superb leisure facilities are provided by the Itchen Valley Country Park, whilst Manor Farm Country Park enjoys walks along the Hamble River. The nearby retail park offers superb "out of town" shopping and the nearby Ageas Bowl is the home of Hampshire cricket hosting international matches and live music events. The yachting havens of Hamble and Bursledon are a short drive away. Eastleigh town centre is only a 10 minute drive away with its variety of shops, restaurants, sports facilities and a cinema and bowling complex. Easy access is also available to the M27, M3 and railway networks.

Council Tax band: G - Tenure: Freehold

EPC Energy Efficiency Rating: C



# 1 Beech Copse West End Road

West End, Southampton

You enter the property into a spacious entrance hall, which provides access to the principal rooms, including a cloakroom, and stairs rising to the first floor. A door to one side leads into the impressive 27ft lounge, featuring dual-aspect windows and bi-folding doors opening onto the rear garden, allowing for an abundance of natural light. The formal dining room offers an elegant space for entertaining, with an additional door leading to the conservatory, which enjoys pleasant views and French doors opening to the front garden. The property also benefits from a generous study with fitted cupboards, making it ideal for home working or use as a playroom. To the rear of the home is a superb kitchen/breakfast room, fitted with a range of wall and base units with cupboards and drawers beneath, complemented by worktops and a central island. Doors from the kitchen provide direct access to the rear garden. On the first floor, there are four well-proportioned bedrooms. The principal bedroom suite benefits from a dressing room with fitted wardrobes and an en-suite shower room. Bedroom two also features an en-suite, while a family bathroom serves the remaining bedrooms.

## OUTSIDE

To the front of the property is a driveway that can accommodate parking for multiple vehicles, along with access to the double garage via up-and-over doors. Gated access leads into a large front garden, which also provides pedestrian access to the rear. A paved footpath leads to the front door, and the well-maintained garden features a lawned area along with a range of mature shrubbery. The rear garden offers a paved seating area, a summer house, and a lawn surrounded by beautiful mature shrubs and flowers.

- Four Bedrooms
- Detached Double Garage & Driveway
- Two En-Suites & Family Bathroom
- Walk In Wardrobe To Master
- Three Reception Rooms
- Utility & Cloakroom

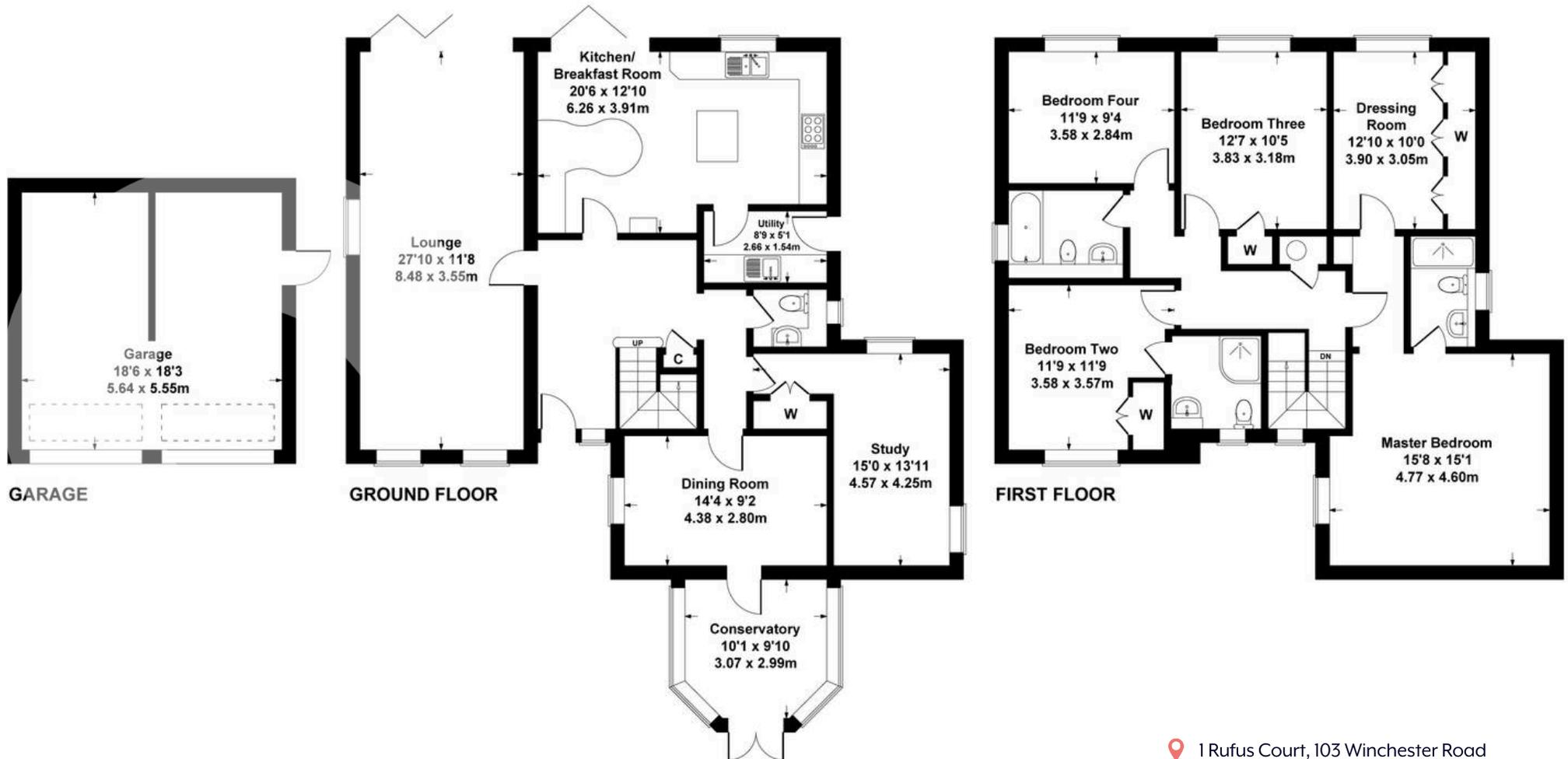


Rowe & Co.



# Beech Lodge, 1 Beech Copse

Approximate Gross Internal Area  
2691 sq ft - 250 sq m  
(Including Garage)



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.

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