



**Rowe  
& Co.**

**7 Chilham Close, Eastleigh**

Eastleigh

In Excess of **£400,000**

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& Co.**



## 7 Chilham Close

Eastleigh, Eastleigh

This spacious four-bedroom semi-detached home has been thoughtfully extended to provide generous and versatile living accommodation. Positioned on a desirable corner plot within a popular cul-de-sac, the property offers both privacy and a family-friendly setting. The ground floor comprises a welcoming entrance hall, a bright dining room, a comfortable lounge, a well-appointed kitchen, and a convenient cloakroom. Upstairs, the first floor features four well-proportioned bedrooms alongside a modern family bathroom. Externally, the home benefits from a garage and driveway, providing ample off-road parking. To the rear, there is a secluded garden—ideal for relaxing or entertaining.

### 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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Eastleigh, Eastleigh

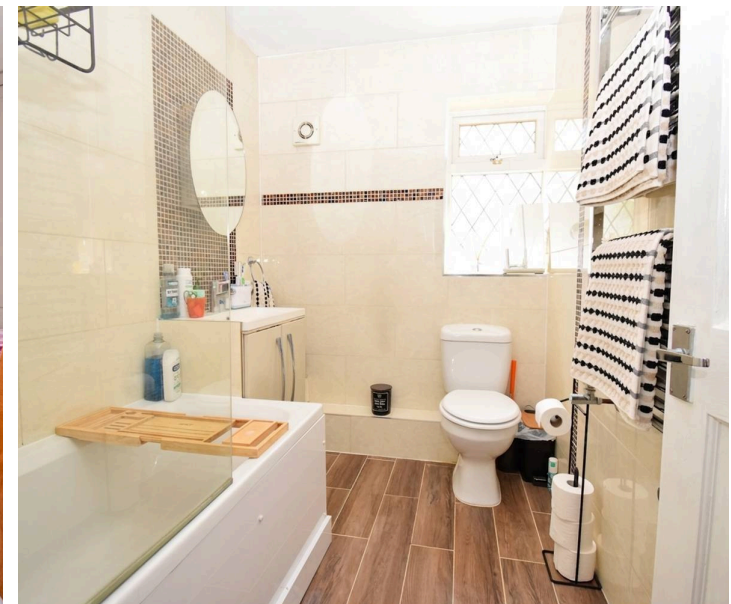
## INSIDE

You enter the property into a spacious and welcoming entrance hall, with doors leading to all ground floor rooms and stairs rising to the first floor. To one side, a door opens into the dining room, which benefits from dual-aspect windows, allowing an abundance of natural light to fill the space. From the hallway, an additional opening leads into the kitchen, which also provides access to the cloakroom and the lounge. The lounge features a side-facing window and French doors that open out onto the rear garden, creating a bright and airy living area with a seamless connection to outdoor space. The kitchen is fitted with a range of modern wall and base units, complete with cupboards and drawers, all complemented by stylish worktops. Upstairs, the first floor offers four well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes. A family bathroom serves all bedrooms.

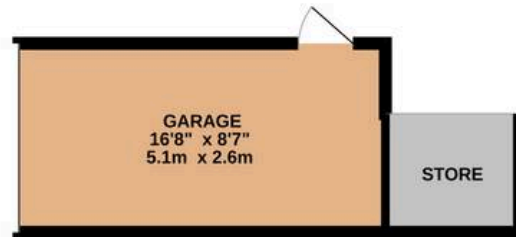
## OUTSIDE

The front of the property features a tandem driveway providing off-road parking for multiple vehicles, along with gated pedestrian access leading to the rear garden. The garage is accessed via an up-and-over door. To the rear, the garden offers a pleasant seating area, with the remainder mainly laid to lawn and complemented by a variety of shrubs. A useful brick-built store is located behind the garage.

- Four Bedrooms
- Garage & Driveway
- Two Reception Rooms
- Modern Kitchen
- Cul-De-Sac Location




GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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