



Rowe  
& Co.

5 Linden Grove, Chandler's Ford

Eastleigh

£525,000

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& Co.**



## 5 Linden Grove

Chandler's Ford, Eastleigh

This wonderful three-bedroom detached home has been tastefully finished by the current owners and is situated in a desirable position within the Thornden School catchment area. The accommodation comprises an entrance hall, lounge, dining room, kitchen/breakfast room, and conservatory.

On the first floor, there are three bedrooms and a contemporary bathroom. Externally, the property benefits from a large driveway, garage, external WC, and an established rear garden.

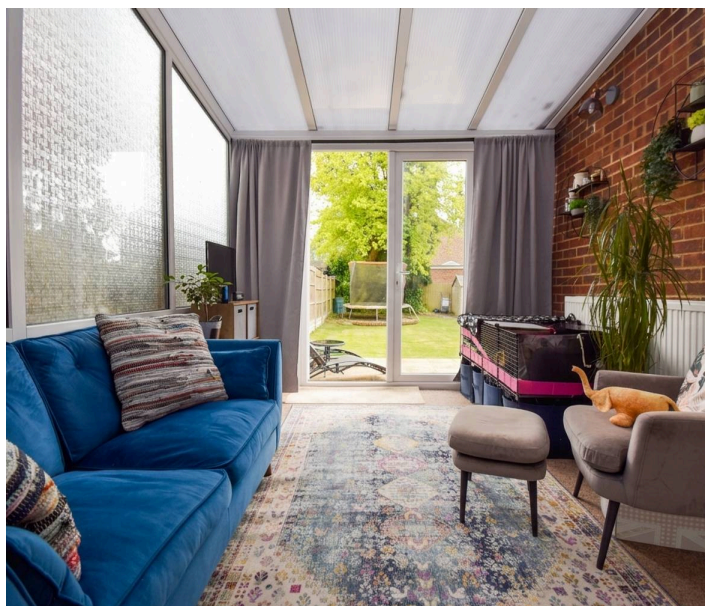
### LOCATION

The property occupies a secluded and prime position within the highly desirable Hampshire town of Chandler's Ford, a thriving and well-connected community offering a selection of shops, restaurants and traditional public houses. Residents benefit from an excellent network of scenic footpaths, including those around Hiltisbury Lakes and Hocombe Mead, ideal for walking, running and family outings.

Communications are excellent, with convenient access to the M3 and M27 motorways. Mainline rail services are readily available, with London Waterloo approximately 57 minutes from Winchester and around 65 minutes from Southampton Airport Parkway, making the location particularly attractive for commuters.

Council Tax band: D - Tenure: Freehold

EPC Energy Efficiency Rating: D



# 5 Linden Grove

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## INSIDE

You enter the property into a spacious entrance hall laid with parquet flooring, with doors leading to the principal rooms and stairs rising to the first floor. A door to one side opens into the lounge, featuring a bay window to the front aspect and a charming wood burner. An opening leads through to the dining area, with both rooms benefiting from original parquet flooring. The impressive 21ft kitchen/breakfast room provides an excellent social space, with a window overlooking the rear garden and a side access door. It is fitted with a range of wall and base units, cupboards and drawers, complemented by worktops and a range-style cooker. A breakfast bar adds further practicality. The conservatory is accessible from both the kitchen and dining room, offering additional reception space with French doors opening onto the rear garden. On the first floor, there are three bedrooms, with fitted wardrobes to the principal bedroom, and a contemporary family bathroom.

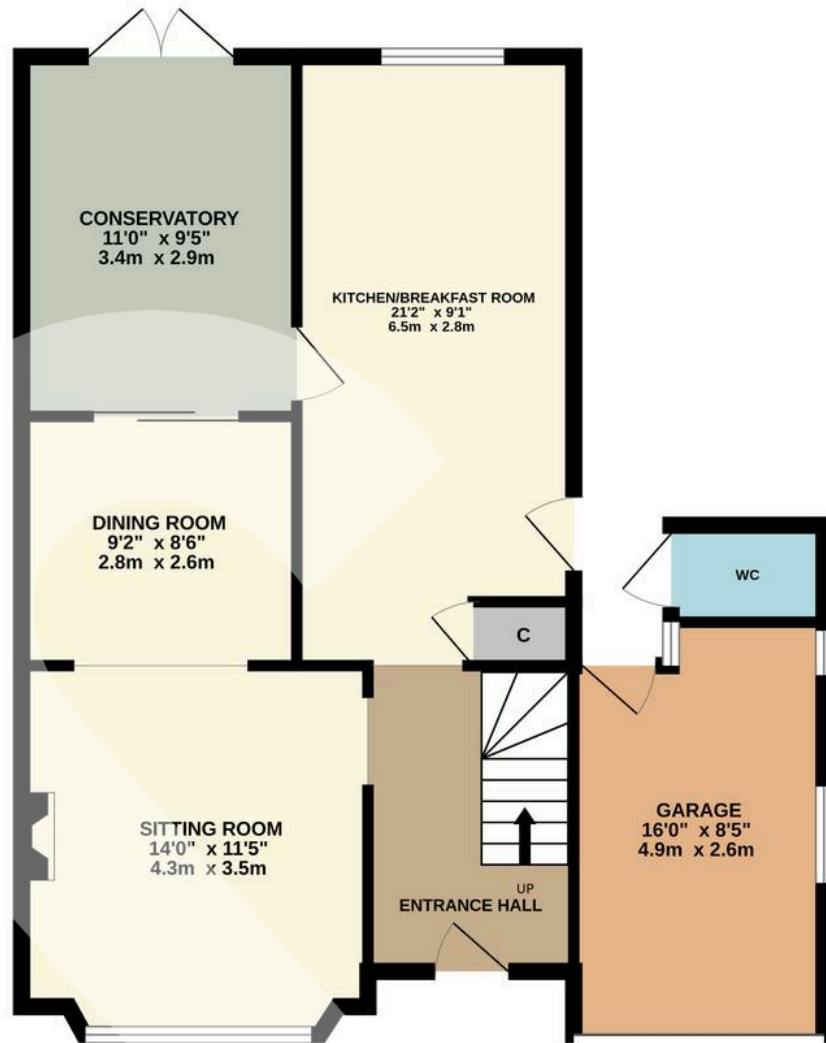
## OUTSIDE

To the front of the property is a spacious driveway providing off-road parking for multiple vehicles, along with access to the garage, which also offers pedestrian access to the rear. The impressive rear garden features a large paved seating area and an external W/C, with the remainder mainly laid to lawn, complemented by a variety of shrubs and an additional shed.

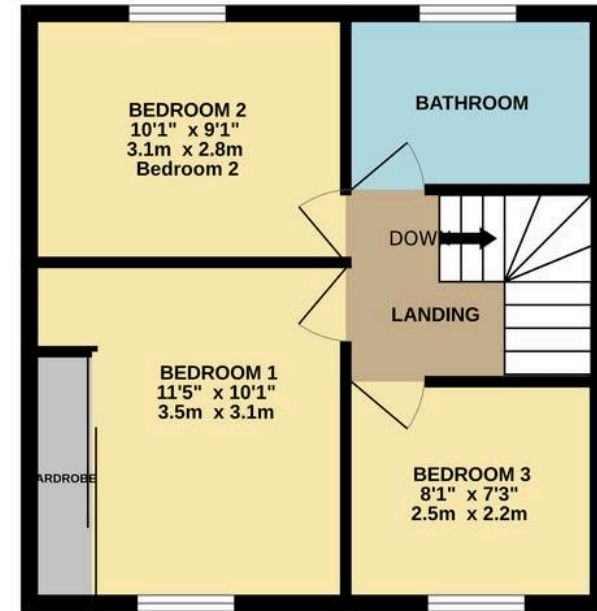
- Thornden School Catchment
- Stunning Rear Garden
- Garage & Driveway
- Three Bedrooms
- Kitchen / Breakfast Room




GROUND FLOOR



1ST FLOOR



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

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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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