

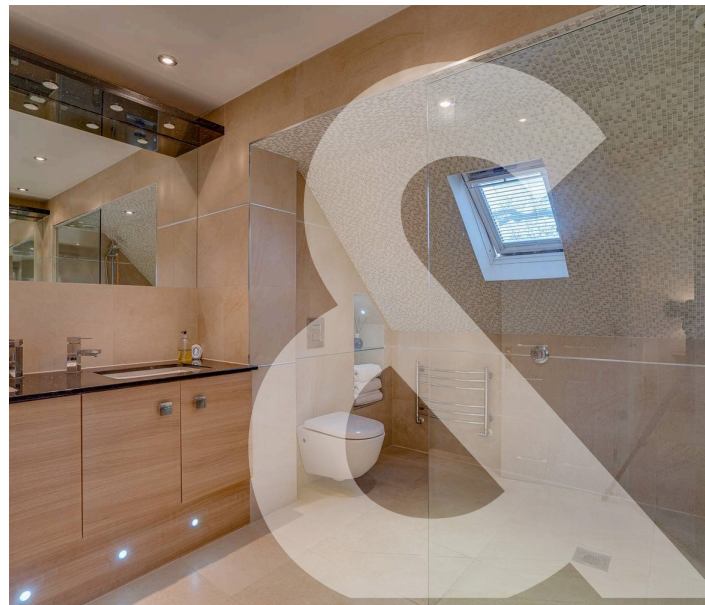


**Rowe  
& Co.**

**14 Guildford Drive, Chandler's Ford**

Eastleigh

**£795,000**



## 14 Guildford Drive

Chandler's Ford, Eastleigh

This incredible five-bedroom detached family home offers a total internal area of 2,486 sqft and has been tastefully finished by the current owners. Guildford Drive is an exclusive, quiet and highly sought-after cul-de-sac in the desirable village of Chandler's Ford.

Accommodation to the ground floor comprises an entrance hall, cloakroom, study, lounge, conservatory, kitchen / breakfast room, dining room and utility. On the first floor are five well proportioned bedrooms with en-suite to master and a family bathroom. Outside benefits a double garage and driveway and a mature southerly aspect rear garden.

### LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside a selection of private schools. It is approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester.

Council Tax band: F

Tenure: Freehold

- Five Bedrooms
- En-Suite To Master
- Double Garage & Driveway
- Southerly Facing Rear Garden
- Stunning 20ft Kitchen / Breakfast Room
- Study

# 14 Guildford Drive

## Chandler's Ford, Eastleigh

You enter the property into a spacious entrance hall which is laid to oak flooring with doors leading to all rooms including the cloakroom and stairs leading to the first floor. A door to one side leads into the study which has a window to the front aspect and is laid to oak flooring.

The wonderful 22 ft lounge has been laid to carpet with a window to the front aspect and doors leading to the conservatory, there is a feature gas fire to one wall and plenty of space for free standing furniture. The stunning conservatory has views over the rear garden with a set of French doors and tile flooring. The formal dining room is accessible from both the hallway and lounge, the room has a window to the rear aspect and is laid to oak flooring.

The real heart of the home is the 20ft Kitchen Breakfast Room which has been laid to oak flooring with spotlights, there is a window and French doors to the rear. There is plenty of space for a table and chairs with additional room for a sofa.

The kitchen itself has been fitted with a range of high gloss wall and base level units and is fitted with double ovens, hob with extractor over, dishwasher with space for an American style fridge freezer. A further door leads to the utility room which has space and plumbing for a washing machine and tumble dryer.



Rowe  
& Co.



## 14 Guildford Drive

Chandler's Ford, Eastleigh

The first-floor landing has been laid to carpet with doors leading to all rooms and access to the loft. The master suite has been laid to carpet with a window to the rear aspect and fitted wardrobes to one side. A further door leads into the wonderful en-suite shower room which has been fully tiled floor to ceiling with spotlights, fitted with a walk-in shower, his and hers wash hand basin set in vanity with a heated mirror, W/C and heated towel rail. There are then four further well-proportioned bedrooms with fitted wardrobes in two, three and four. There is then a family bathroom which is fitted with a walk in shower, bath, wash hand basin and W/C set in vanity unit, the room is laid to tile flooring with tiled walls and spotlights.


### OUTSIDE

To the front of the property is a driveway that can accommodate parking for multiple vehicles, access to the double garage via up and over doors and gated pedestrian access to the rear. The wonderful southerly facing rear garden has a large paved seating area ideal for entertaining with the rest mostly being laid to lawn with a selection of planted shrubbery and a wooden shed to one corner.



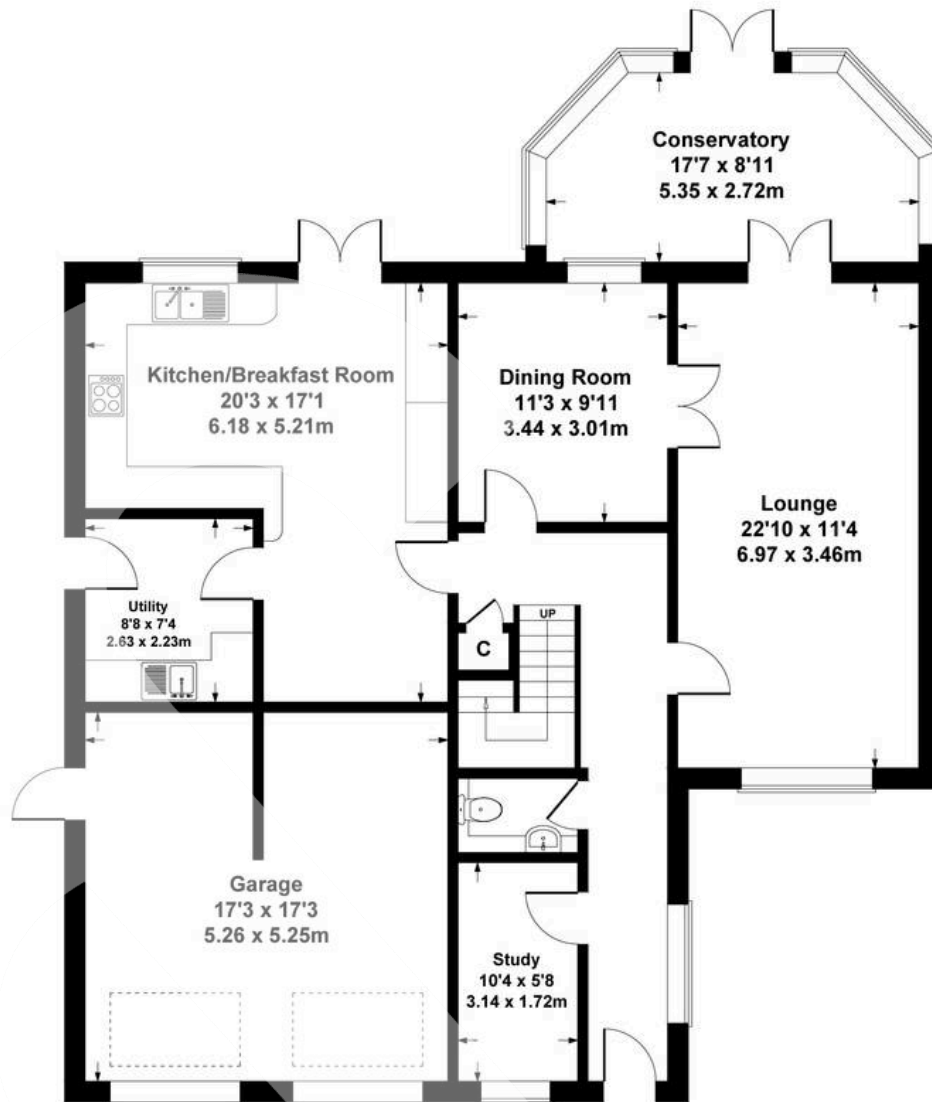
# 14 Guildford Drive

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

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

 02381 102221

 [chandlersford@rowehomes.co.uk](mailto:chandlersford@rowehomes.co.uk)



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!)

