



**Rowe
& Co.**

5 Chestnut Close, Chandler's Ford

Hampshire

£850,000

Rowe
& Co.



5 Chestnut Close

Chandler's Ford, Hampshire

This truly exceptional four double bedroom detached home has been thoughtfully extended by the current owners, now offering an impressive 2,691 sq ft of accommodation, finished to a high specification throughout with tasteful design. The property is ideally situated in one of Chandler's Ford's most prestigious and sought-after locations. The ground floor comprises a welcoming entrance hall, spacious lounge, cloakroom, office, utility room, and a stunning open-plan kitchen/dining/family room—perfect for modern living and entertaining. On the first floor, there are four generous double bedrooms, three of which benefit from en-suite bathrooms, along with a stylish family bathroom. Externally, the property boasts a large driveway, garage, and a beautifully maintained southerly facing rear garden, complete with a versatile garden room. This home offers the perfect blend of contemporary family living, luxury finishes, and superb practicality.

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. The property is also perfectly positioned to enjoy both coast and countryside pursuits, with the stunning landscapes of South Downs National Park and New Forest within easy reach. 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: C



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Chandler's Ford, Hampshire

The ground floor offers an exceptional sense of space and flow, centred around a stunning open-plan kitchen, living, and dining area. Flooded with natural light, this beautifully designed space is finished to an outstanding standard, creating the perfect setting for both everyday living and entertaining. The contemporary kitchen is both stylish and highly functional, featuring granite worktops, twin integrated ovens and microwaves, a gas hob, two wine fridges, a built-in fridge and freezer, dual sinks, a Quooker hot water tap, and an integrated dishwasher. Additional ground floor accommodation includes a dedicated office, a second reception room to the front, a well-equipped utility room with a second hob, washing machine and dryer, and a convenient downstairs WC. Bifold doors from the main living area open seamlessly onto the rear garden, enhancing the indoor-outdoor lifestyle. Upstairs, the high standard continues with four generously proportioned double bedrooms, all benefiting from built-in storage. Three of the bedrooms enjoy modern en-suite bathrooms, while the principal bedroom is particularly impressive, offering air conditioning, a walk-in wardrobe, and a beautifully finished en-suite. Bedroom two also benefits from air conditioning, and a stylish family bathroom serves the remaining accommodation. A skylight above the hallway further enhances the sense of light throughout the first floor.

OUTSIDE

To the front of the property, a generous gravel driveway provides off-road parking for multiple vehicles and leads to a detached garage, with gated pedestrian access to the rear. The impressive southerly facing rear garden is designed for low maintenance and offers an excellent space for entertaining. It features an extensive patio area, complemented by a further decked seating area, while the remainder is laid to lawn and bordered by hedging. A standout feature is the superb outbuilding/annex, which adds significant versatility and value. It is ideally suited for use as a gym, home office, studio, or guest accommodation.



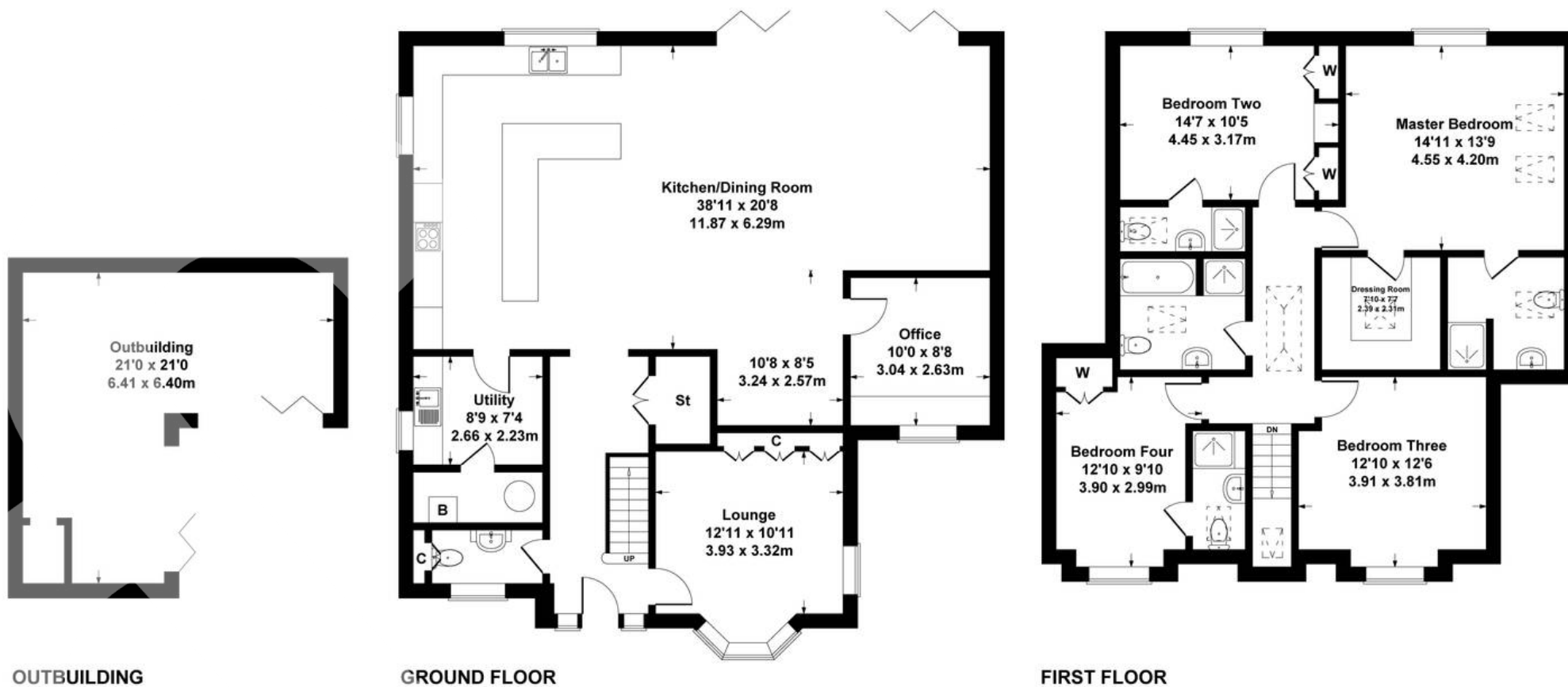
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Approximate Gross Internal Area
2691 sq ft - 250 sq m
(Including Outbuilding)



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.