



**Rowe
& Co.**

22 Guildford Drive, Chandler's Ford

Eastleigh

£850,000

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& Co.



22 Guildford Drive

Chandler's Ford, Eastleigh

This incredible five-bedroom detached executive home is situated in an exclusive and highly desirable cul-de-sac. The property has been thoughtfully extended and finished with high quality fittings throughout. Accommodation to the ground floor comprises an entrance hall, lounge, stunning 28ft kitchen / family / dining room and cloakroom. Upstairs benefits five bedrooms with two en-suites and family bathroom. Outside benefits a large driveway with double garage and a completely secluded, landscaped rear garden.

LOCATION

Chandlers 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: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Double Garage & Driveway
- Landscaped Rear Garden
- Two En-Suite Shower Rooms & Family Bathroom
- High End Finishings
- Five Bedrooms
- Stunning Kitchen / Dining Family Room



22 Guildford Drive

Chandler's Ford, Eastleigh

INSIDE

You enter the property into a spacious entrance hall that has been laid to oak effect flooring with doors leading to further accommodation including the cloakroom, stairs to the first floor and under stair storage. A door to one side leads into a spacious lounge, showcasing a feature fireplace with superb natural light via the sliding French doors to the rear and window to the front aspect. The heart of the home is the stunning 28ft kitchen / family room with further dining area. The room has been laid to oak effect flooring with bi-folding doors and large ceiling windows allowing an abundance of natural light. There is plenty of space for a large dining table and chairs and further seating / furniture to one side. The kitchen is fitted with a matching range of wall and base level units with cupboards and drawers under and complementary worktops, there is a classy island / breakfast bar and fully integrated appliances. This spectacular space opens to the private landscaped garden which, combined with the panoramic floor to ceiling windows of the dining area, is perfect for inside and outside living and entertaining. The first floor continues to impress with a gallery landing and five bedrooms - three of which are doubles - each boasting built-in wardrobes. There are en-suite shower rooms to the principal and second bedroom together with a modern family bathroom which serves the remaining bedrooms.

OUTSIDE

To the front of the property is a large driveway that can accommodate parking for multiple vehicles, electric doors lead to an integral double garage, there is gated pedestrian access to the rear and an area laid to lawn. The established rear garden has been carefully landscaped to include a large, paved seating area ideal for entertaining, there is an area laid to lawn with a selection of planted shrubbery. To one side of the property is a wooden shed providing useful storage space, there is a further seating area to the rear of the garden with a further selection of carefully planted trees and shrubbery.



22 Guildford Close

Approximate Gross Internal Area
2045 sq ft - 190 sq m
(Including Garage)



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



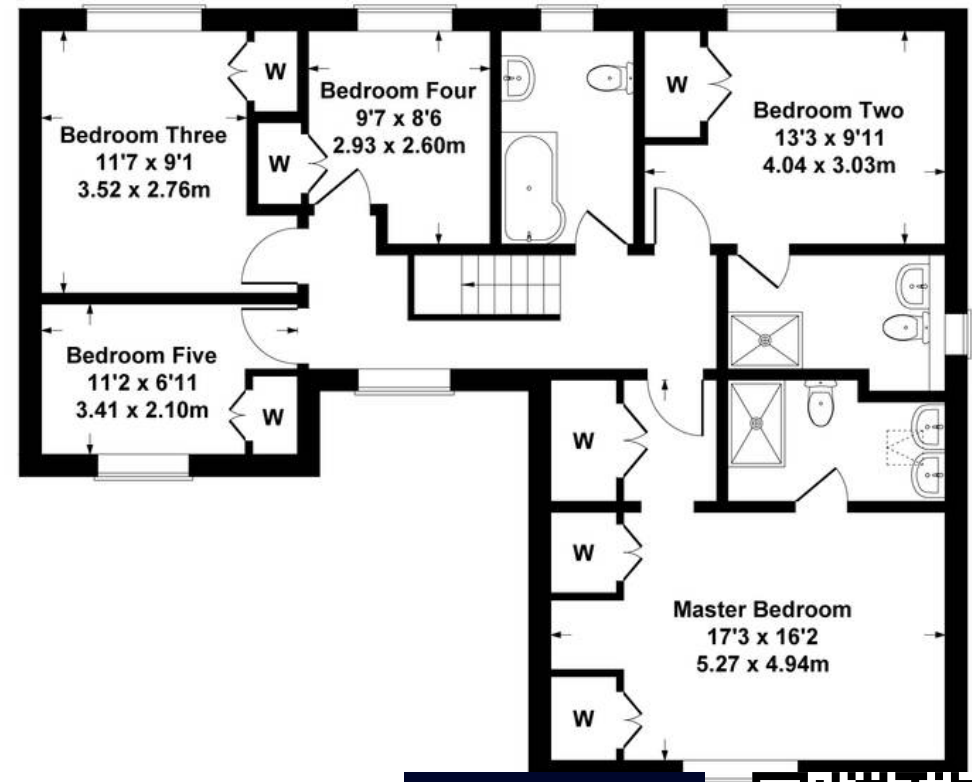
02381 102221



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!)

