

1 The Meads, Chandler's Ford

Eastleigh

£625,000

Rowe & Co.







1 The Meads

Chandler's Ford, Eastleigh

This executive detached home is situated within an exclusive private development of just four properties in the highly sought-after Valley Park area. The accommodation comprises an entrance hall, lounge, dining room, conservatory, kitchen/breakfast room, shower room, and utility room. On the first floor, there are four bedrooms and a family bathroom. Externally, the property benefits from a large driveway, detached double garage, and a secluded rear garden. The current owners previously obtained planning permission for a substantial single-storey extension, which has since expired. Subject to the necessary planning consents, the property offers excellent potential for further extension.

LOCATION

Chandler's Ford remains one of Hampshire's most desirable residential locations, renowned for its excellent schooling, superb connectivity and abundance of local amenities. The area offers a wide selection of independent shops, restaurants, traditional inns and leisure facilities, including the nearby Chilworth Golf Club. The property falls within catchment for highly regarded schools, including Thornden and Toynbee secondary schools, alongside a selection of esteemed independent schools. Winchester and Southampton are both easily accessible, approximately 15 and 17 minutes away respectively, providing an extensive range of shopping, cultural and leisure facilities. Excellent transport links include convenient access to the M3 and M27, whilst nearby railway stations offer direct services to Winchester, Southampton and London Waterloo.

Council Tax band: E - Tenure: Freehold

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INSIDE

Step into the property through a spacious entrance hall, which provides access to a number of ground floor rooms, including a convenient shower room, while stairs rise to the first floor.

To one side, a door opens into the bright and inviting lounge, featuring a charming bay window overlooking the front aspect. A further door leads through to the dining room, offering ample space for a large dining table and chairs — ideal for entertaining. From here, doors open into the conservatory, which enjoys pleasant views over the garden and provides direct access to the patio area. The kitchen/breakfast room forms the heart of the home and has been fitted with a range of wall and base units with cupboards and drawers beneath complementary work surfaces. Windows overlook the rear garden, and an external door provides additional access outside. To the far end of the kitchen, a further door leads into a practical utility room.

On the first floor, there are four well-proportioned bedrooms, all served by a spacious family bathroom featuring both a walk-in shower and a panel-enclosed bath.

OUTSIDE

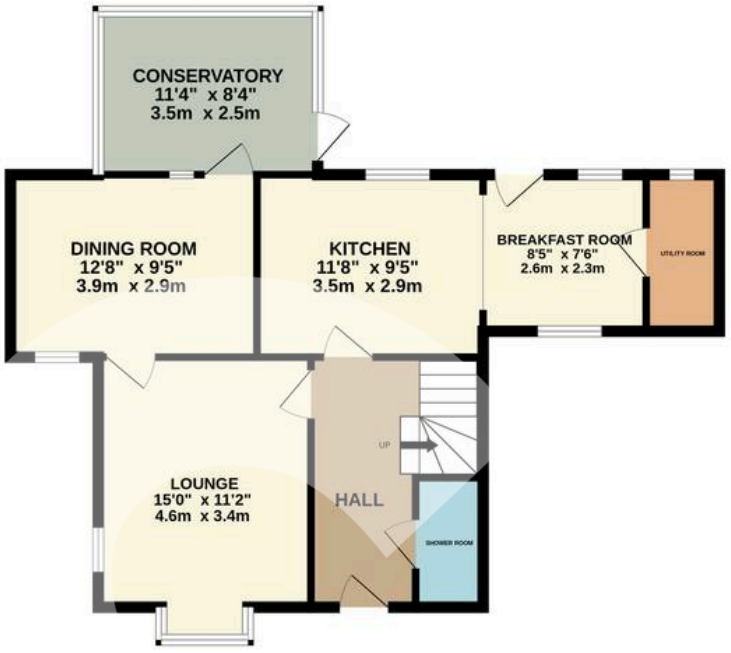
At the front of the property, there is a spacious driveway and a detached double garage with up-and-over doors. Gated pedestrian access leads through to the rear garden. The established rear garden features a paved seating area, ideal for outdoor entertaining, while the remainder is mainly laid to lawn and complemented by a variety of mature shrubs and trees. Further benefits include outdoor power points and a dedicated socket for a hot tub.

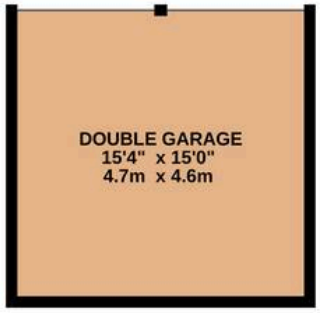






GROUND FLOOR





1ST FLOOR



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

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