



**Rowe
& Co.**

346 Hursley Road, Chandler's Ford

Eastleigh

£625,000

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346 Hursley Road

Chandler's Ford, Eastleigh

This impressive four-bedroom detached home is ideally located in the highly sought-after Parish of Ampfield, falling within the catchment areas for both Hiltngbury and Thornden schools. The ground floor offers a versatile and well-proportioned layout, comprising an entrance hall with study area, a spacious lounge, separate dining room, fitted kitchen, and a utility room. Upstairs, the property features four bedrooms, including a principal bedroom with a wet room, along with a family bathroom and separate W/C. Externally, the home benefits from a tandem garage, a generous driveway providing ample parking, and a mature, well-established rear garden.

Chandler's Ford is a highly sought-after Hampshire town offering a wide range of amenities, including shops, restaurants, and traditional public houses. The town is ideally positioned for commuters and families alike, with Winchester just a 15-minute drive away and Southampton reachable in approximately 20 minutes—both cities offering extensive shopping, dining, and cultural facilities. Transport links are excellent, with easy access to the M3 and M27 motorways. Chandler's Ford railway station provides regular services to Winchester and Southampton, with London Waterloo accessible in approximately 57 minutes from Winchester and around 65 minutes from Southampton Parkway.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



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INSIDE

You enter the property via a practical porch, leading into a spacious and versatile entrance hall, currently used as a study/home office. From here, there is access to the cloakroom, staircase to the first floor, and doors to the main living areas. The lounge features sliding French doors opening onto the rear garden and connects through to the dining room, which also benefits from French doors providing plenty of natural light and garden access. The kitchen is fitted with a range of wall and base units, with cupboards and drawers beneath complementary worktops, and leads through to a separate utility room. Upstairs, the first floor offers four well-proportioned bedrooms, including a master with its own wet room, as well as a family bathroom and separate W/C.

OUTSIDE

The front of the property features a spacious driveway leading to the tandem garage, along with gated pedestrian access to the rear garden. The remainder of the front garden is mainly laid to lawn, complemented by well-stocked borders. The established rear garden enjoys a pleasant westerly aspect and has been thoughtfully landscaped to create an inviting outdoor space. It offers a selection of patio areas, including a covered section ideal for outdoor entertaining, as well as lawned areas bordered by mature flowers and shrubs, all enclosed by fencing.

- Four Bedrooms
- Garage & Driveway
- Desirable Location
- Thornden & Hiltingbury School Catchments
- Established Rear Garden



Rowe & Co.

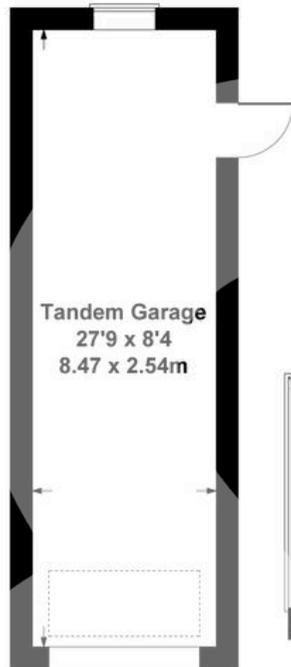


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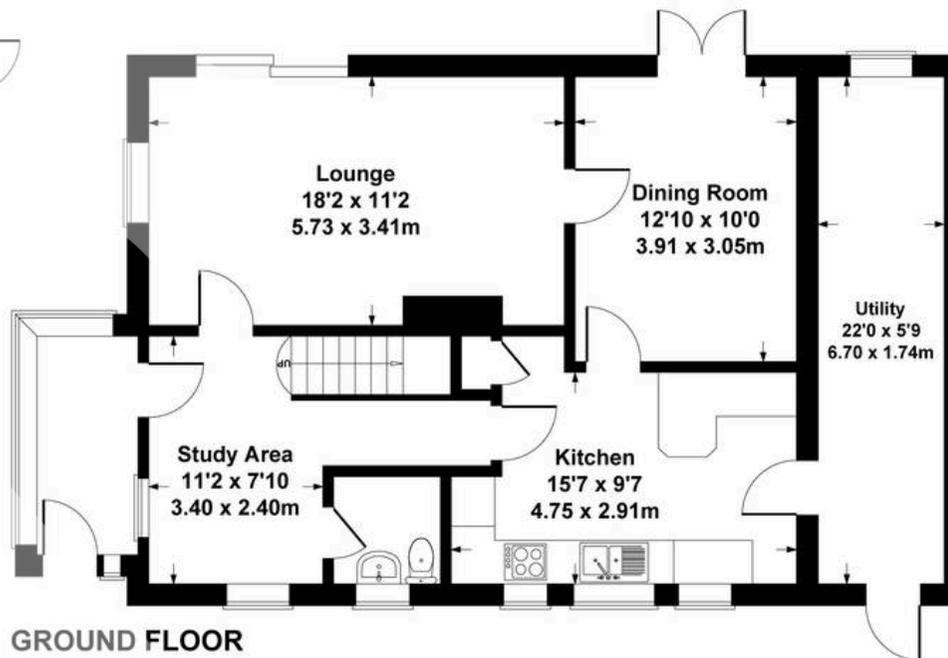
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346 Hursley Road

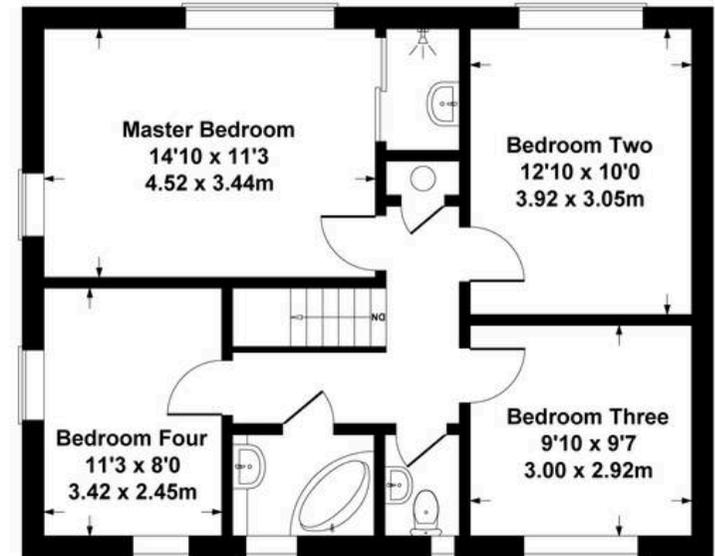
Approximate Gross Internal Area
1776 sq ft - 165 sq m
(Including Garage)



GARAGE



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.