



**Rowe
& Co.**

72 Launceston Drive, Boyatt Wood

Hampshire

In Excess of **£300,000**

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& Co.**



72 Launceston Drive

Boyatt Wood, Hampshire

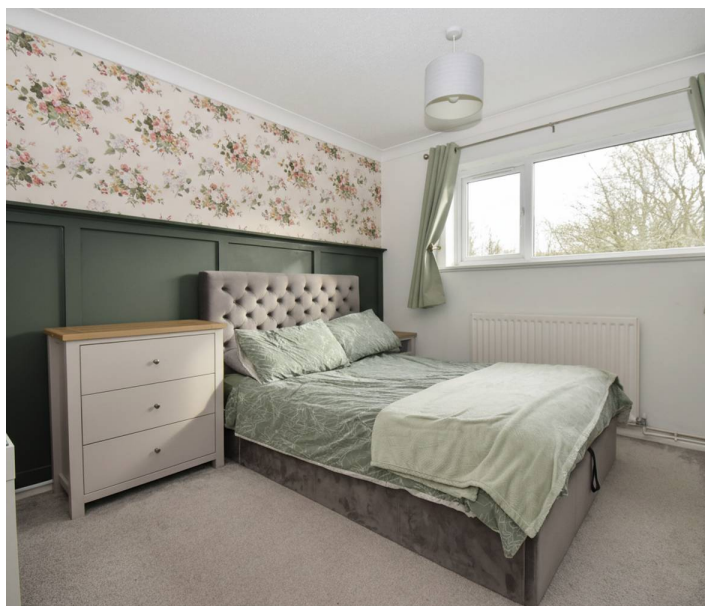
A beautifully presented three-bedroom semi-detached home, offering the added benefits of a garage and private driveway parking. Situated within the highly sought-after district of Boyatt Wood, the property enjoys excellent local amenities, well-regarded schools, and convenient transportation links. The accommodation comprises a welcoming entrance hall leading to a spacious open-plan kitchen, lounge, and dining area—ideal for modern family living and entertaining. A bright conservatory provides additional versatile living space with views over the garden. Upstairs, there are three well-proportioned bedrooms and a contemporary family shower room. This attractive home is perfect for families, first-time buyers, or those looking to upsize within a popular residential location.

The property is ideally located for access to local shops in Eastleigh, as well as the more extensive facilities of Southampton city centre. It backs onto a combination of secluded woodland and attractive green space. A variety of schools for all ages are within easy reach, and leisure facilities are available at Places Leisure Centre. The nearby M3 and M27 motorways provide convenient access to regional cities, while Southampton Parkway railway station offers fast links to London.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



72 Launceston Drive

Boyatt Wood, Hampshire

INSIDE

You enter the property via a welcoming entrance hall, with a door leading into the lounge and stairs rising to the first floor. The impressive open-plan kitchen, dining and living area provides a fantastic social space, enhanced by dual-aspect windows to the side and rear that flood the room with natural light. There is ample space for a variety of freestanding furniture, along with access to a generous storage cupboard. The kitchen is beautifully fitted with a range of high-gloss wall and base units, incorporating cupboards and drawers beneath complementary worktops. Sliding French doors lead through to the conservatory, creating an ideal additional reception space overlooking the garden. Upstairs, the first floor offers three well-proportioned bedrooms, all served by a stylish and contemporary family shower room.

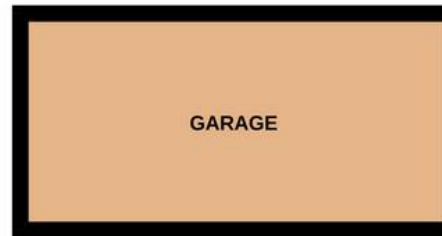
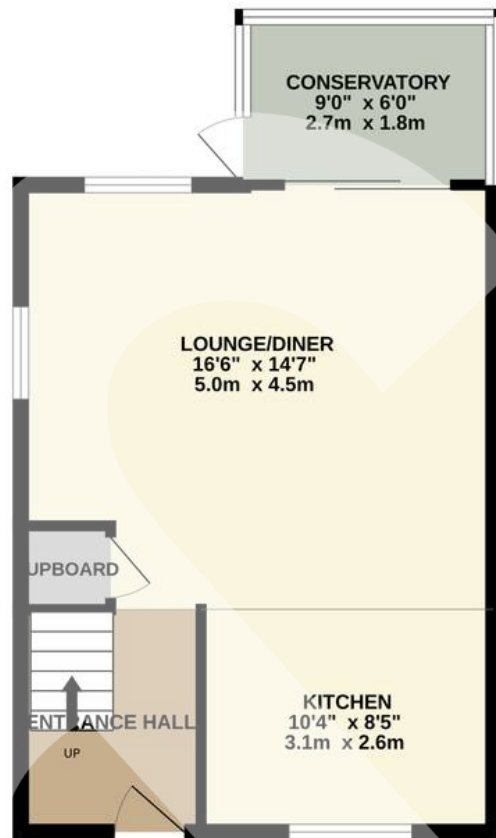
OUTSIDE

To the front of the property is a well-maintained lawned garden with gated pedestrian access leading to the rear. The rear garden is predominantly laid to lawn and features a paved seating area along with a decking area complete with a bar — ideal for entertaining family and friends. The property also benefits from a garage and a driveway, providing off-road parking.

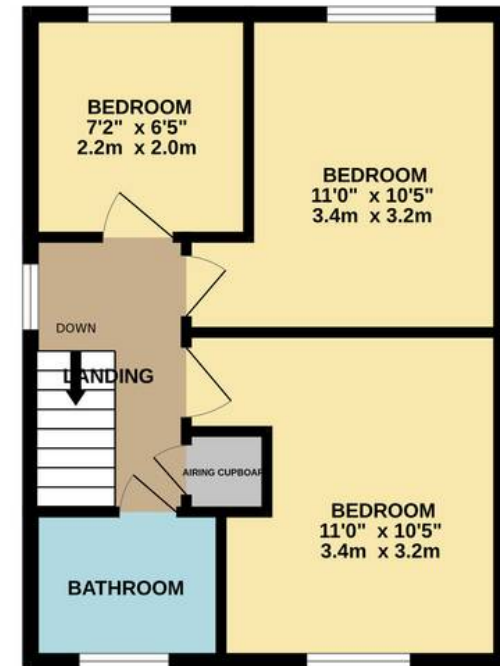
- Garage & Driveway
- Three Bedrooms
- Modern Kitchen
- Open Plan Living
- Conservatory



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

