



**Rowe
& Co.**

14 Witham Close, Valley Park

Hampshire

£700,000

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14 Witham Close

Valley Park, Hampshire

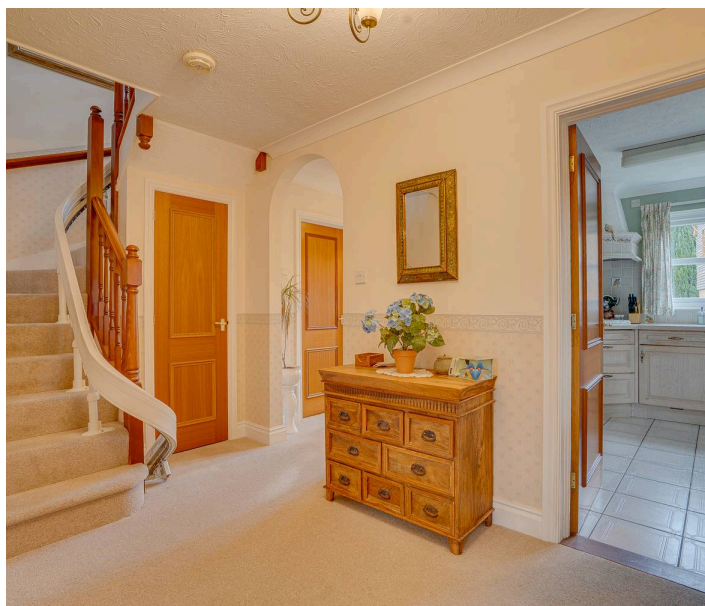
This impressive executive four-bedroom detached home is offered to the market for the first time since it was built and is available with no onward chain. Tucked away in a secluded position within a highly sought-after cul-de-sac, the property presents an excellent opportunity for new owners to update and modernise to their own taste. The ground floor accommodation comprises a welcoming entrance hall, cloakroom, kitchen, utility room, spacious lounge, and a separate dining room. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a family bathroom. Externally, the property benefits from a driveway providing off-road parking, a double garage, and a private, secluded rear garden, ideal for outdoor relaxation and entertaining.

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. 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



14 Witham Close

Valley Park, Hampshire

INSIDE

You enter the property through a spacious entrance hall with doors leading to further accommodation, including a W/C, and stairs rising to the first floor. A door to one side opens into the kitchen/breakfast room, which has a window to the front aspect and is fitted with a matching range of wall and base units with cupboards and drawers beneath. A further door leads into the utility room, which also provides external access. To the rear of the property is the formal dining room, which benefits from sliding French doors to the rear. This then leads into the impressive 20ft lounge, featuring a window overlooking the rear garden and an additional set of sliding doors providing direct access to the garden. On the first floor, a spacious landing offers a useful area that could be utilised as a study or reading space. There are four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite and walk-in wardrobe, as well as a spacious family bathroom serving the remaining bedrooms.

OUTSIDE

To the front of the property is a gravel driveway providing off-road parking for multiple vehicles. There is a lawned area and double-gated pedestrian access to the rear, along with up-and-over doors leading to the double garage. The secluded rear garden features a paved seating area with a summer house and an array of mature plants and shrubs, with the remainder mainly laid to lawn.

- No Forward Chain
- Executive Detached Home
- Double Garage & Driveway
- Potential To Further Improve
- Secluded Garden
- Four Bedrooms

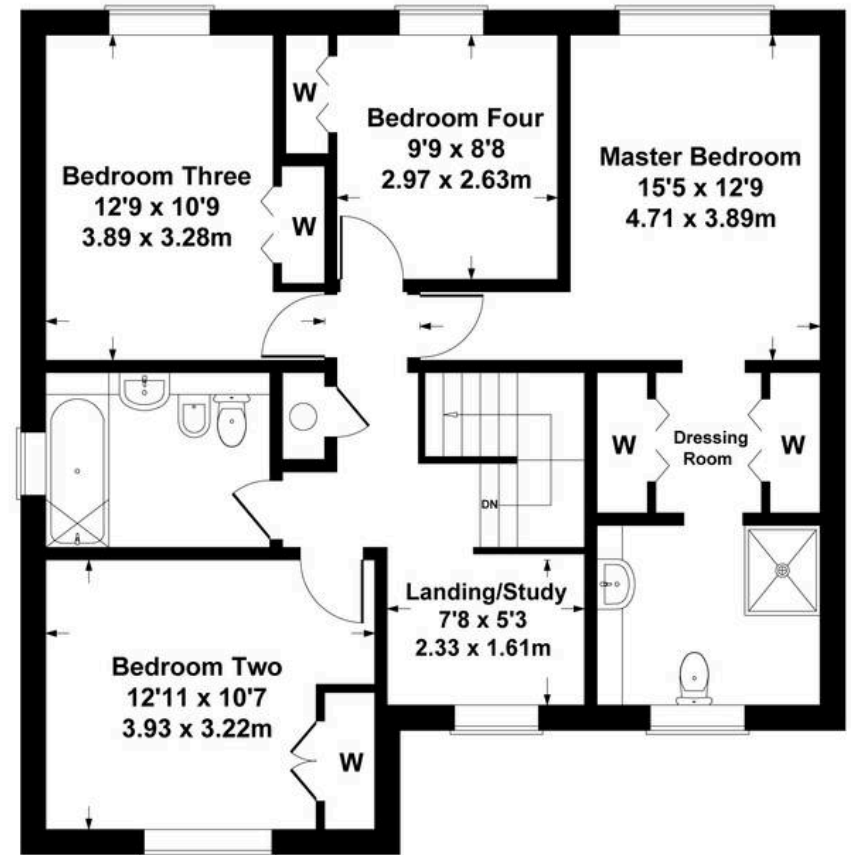


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Approximate Gross Internal Area
1873 sq ft - 174 sq m
(Including Garage)



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.

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