



**Rowe
& Co.**

21 Beechwood Crescent, Parish of Ampfield

Hampshire

£1,100,000



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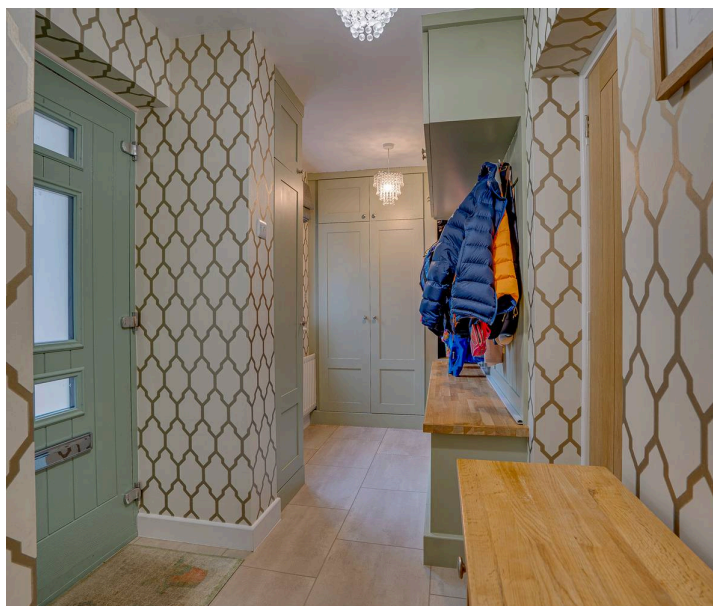
Parish of Ampfield, Hampshire

INTRODUCTION

An exceptional detached family residence, beautifully presented throughout and finished to an impressive standard, offering a superb balance of elegant living and practical family accommodation. Thoughtfully extended and enhanced, this outstanding home provides versatile, light-filled spaces perfectly suited to modern lifestyles and entertaining.

The accommodation is arranged around a welcoming entrance hall and comprises a charming sitting room, two separate study areas, a utility room, cloakroom and an outstanding open-plan kitchen, dining and family room. Undoubtedly the heart of the home, this stunning space features dual bi-folding doors opening onto the rear garden, seamlessly blending indoor and outdoor living.

To the first floor are four generously proportioned bedrooms, including a luxurious principal suite with dressing area and en-suite shower room. Bedroom two benefits from a Jack and Jill en-suite, while a stylish family bathroom serves the remaining bedrooms. Externally, the property enjoys a substantial driveway providing ample parking, gated side access and a beautifully landscaped south-facing rear garden. A substantial storage unit is positioned at the end of the garden, providing excellent additional storage.



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Parish of Ampfield, Hampshire

LOCATION

Chandler's Ford is one of Hampshire's most desirable residential locations, offering an excellent blend of convenience, community and countryside living. The town provides a comprehensive range of shops, restaurants, cafés and traditional public houses, together with excellent leisure and recreational facilities. Residents benefit from an extensive network of picturesque footpaths and open green spaces, including the popular Hiltngbury Lakes and Hocombe Mead, ideal for walking, running and family activities.

The area is perfectly positioned for access to both coast and countryside, with the breathtaking landscapes of the South Downs National Park and the New Forest National Park both within easy reach. Communications are excellent, with convenient access to the M3 and M27 motorways, while mainline rail services provide regular connections to London Waterloo, with journey times of approximately 57 minutes from Winchester and around 65 minutes from Southampton Airport Parkway.

Council Tax band: G

Tenure: Freehold

EPC: D



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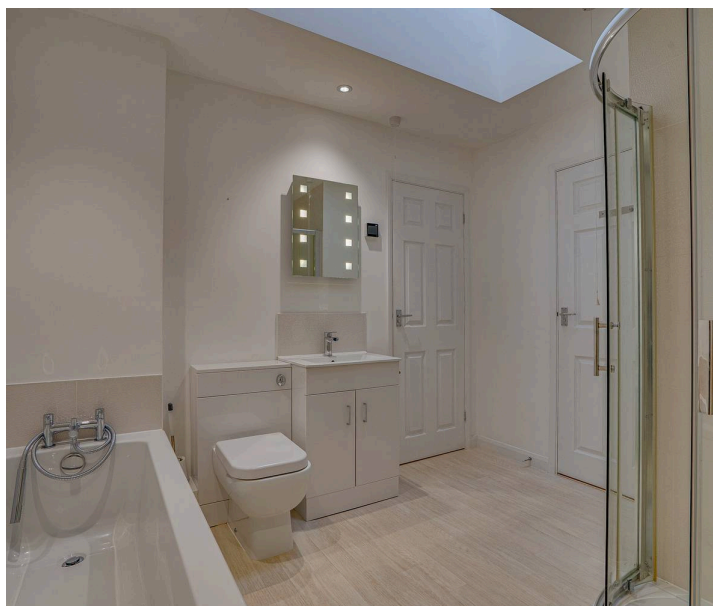
Parish of Ampfield, Hampshire

The welcoming entrance hall creates an immediate sense of space and quality, providing access to the principal accommodation.

To the front of the property, a spacious study offers an ideal environment for home working and could equally serve as a playroom, snug or occasional ground-floor bedroom. To the rear, the elegant sitting room enjoys attractive views over the garden and features French doors alongside a charming log-burning stove, creating a warm and inviting atmosphere.

The true focal point of the home is the magnificent open-plan kitchen, dining and family room. Designed with both family life and entertaining in mind, this exceptional space incorporates an extensive range of fitted wall and base units, quality work surfaces and a central island with breakfast bar seating. The adjoining family area provides a wonderful social hub, while bi-folding doors open directly onto the terrace and garden beyond. A separate utility room offers additional practicality and storage, complemented by a second study/boot room providing further flexibility for modern family living.

The first floor hosts four well-appointed bedrooms. The impressive principal suite enjoys the luxury of a dedicated dressing area and contemporary en-suite shower room. Bedroom two benefits from a Jack and Jill en-suite, while two further double bedrooms are served by a beautifully appointed family bathroom.



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OUTSIDE

To the front, a generous driveway provides ample off-road parking for multiple vehicles, with gated side access leading to the rear garden.

The beautifully landscaped south-facing rear garden enjoys a high degree of privacy and has been thoughtfully designed to create an exceptional outdoor living environment. A generous patio terrace provides the perfect setting for al fresco dining and entertaining, while the expanse of lawn offers an ideal space for children to play and families to relax.

Positioned at the far end of the garden, a substantial storage unit provides valuable additional storage and further enhances the practicality of this outstanding family home.

- Modern Family Home
- Four/Five Bedrooms
- South Facing Garden
- Desirable Location
- Extended Kitchen/Dining/Family Room
- Thornden & Hiltingbury School Catchments

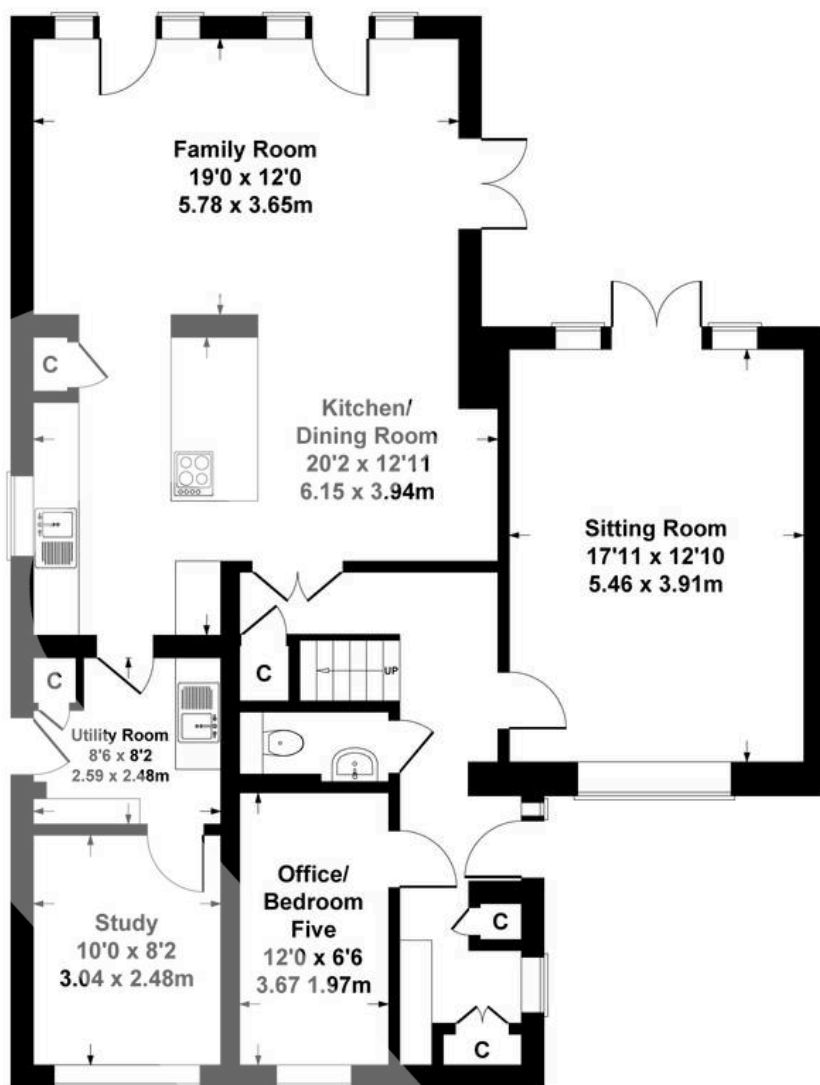


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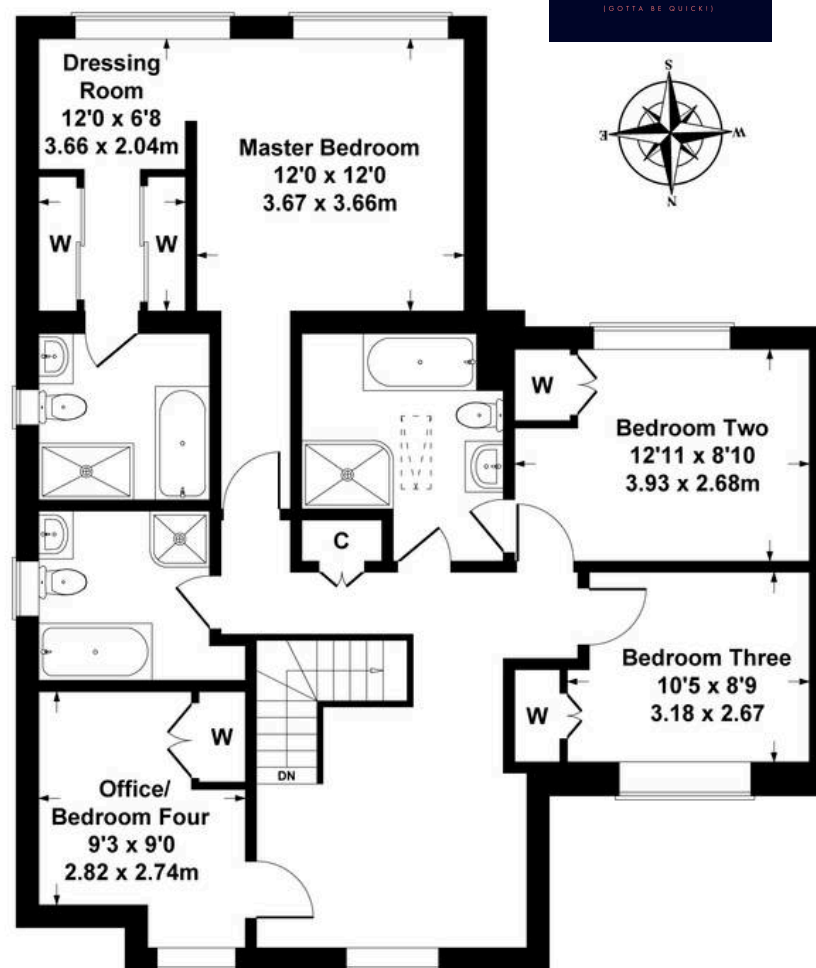
Approximate Gross Internal Area
2142 sq ft - 199 sq m

**REQUEST
VIEWING**

(GOTTA BE QUICK!)



GROUND FLOOR



FIRST FLOOR



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

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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