



**Rowe  
& Co.**

**28 The Crossways, Chandler's Ford**

Eastleigh

**£325,000**

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& Co.



## 28 The Crossways

Chandler's Ford, Eastleigh

This beautifully presented three-bedroom semi-detached home is offered for sale with a complete onward chain and finished to an impeccable standard throughout. Situated on a private road, the property provides modern and well-proportioned accommodation ideal for families or professionals alike. The ground floor briefly comprises a spacious 17' sitting room, a 14' kitchen/dining room perfect for entertaining, and a convenient ground-floor cloakroom. Upstairs, the first floor offers three well-proportioned bedrooms, including a principal bedroom with en-suite, along with a contemporary family bathroom. Externally, the property benefits from off-road parking and a pleasant 33' south-facing rear garden, providing an ideal space for outdoor relaxation and entertaining.

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside a selection of private schools. It is approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



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Chandler's Ford, Eastleigh

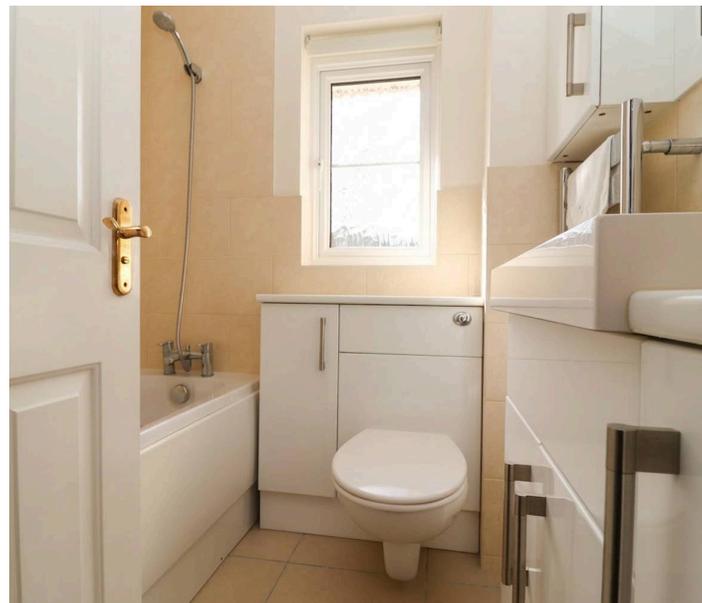
You enter the property through an entrance porch, which provides access to the cloakroom and a further door leading into the lounge. The lounge features a window to the front aspect and stairs rising to the first floor. An opening from the lounge leads into the spacious kitchen/dining room, which is fitted with a range of modern wall and base units with cupboards and drawers beneath, complemented by stylish worktops. The kitchen/dining area also benefits from French doors opening out to the rear garden. On the first floor, there is a well-proportioned master bedroom with built-in wardrobes and an en-suite shower room. There are also two additional bedrooms and a family bathroom.

The rear garden measures approximately 33' x 19' and benefits from a sunny aspect and excellent privacy. It features a lawned area, a patio ideal for outdoor dining, and a timber shed which will remain. Additional features include outside lighting and an external tap.

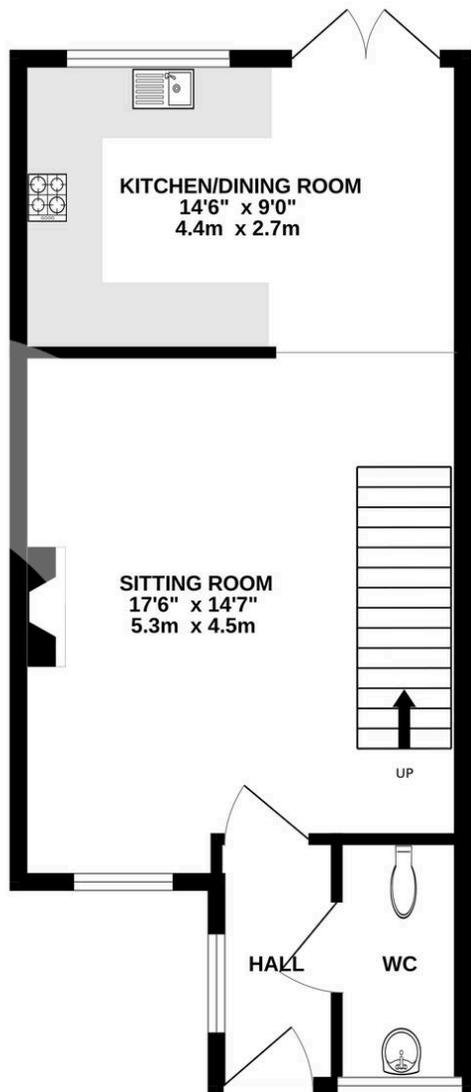
To the front of the property, there is one allocated parking space located in the parking area to the left of the property, being the furthest space from the house.

Agents Note: - The Crossways is a private road and as such has an annual charge of approximately £300 p/a payable to First Port for estate management.

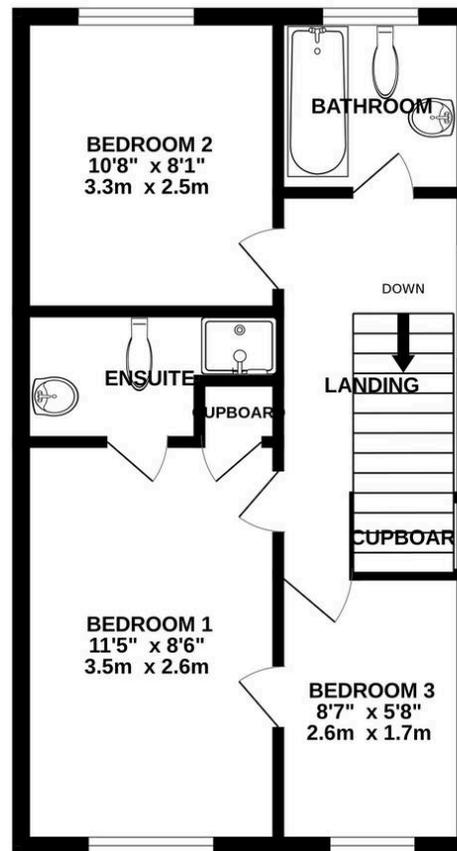
- Three Bedrooms
- En-Suite To Master
- Complete Onward Chain
- Popular Location



GROUND FLOOR



1ST FLOOR



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

 02381 102221

 [chandlersford@rowehomes.co.uk](mailto:chandlersford@rowehomes.co.uk)

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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