

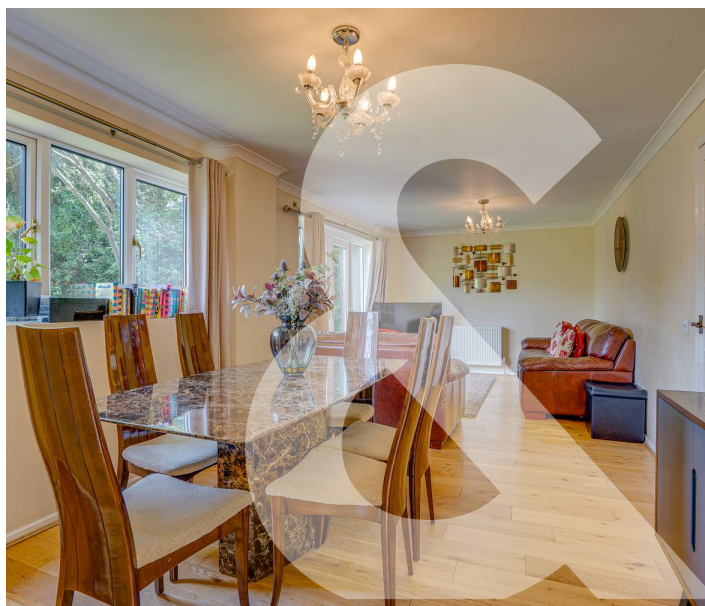


Rowe
& Co.

18 Clandon Drive, Boyatt Wood

Hampshire

£550,000



18 Clandon Drive

Boyatt Wood, Hampshire

Introduction

This beautifully presented four-bedroom detached family home is ideally situated on a sought-after road in the heart of Boyatt Wood. Offering spacious and versatile accommodation throughout, the property is perfectly suited to modern family living. The ground floor features a welcoming entrance hall, a generous kitchen/dining room, a cosy lounge, a spacious family room, a practical utility room, and a convenient cloakroom. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, together with a stylish family bathroom. Externally, the property benefits from a large private driveway providing ample off-road parking and a secluded rear garden backing directly onto woodland.

Location

Located between Southampton and Winchester, Eastleigh is a thriving town with excellent transport links and a rich railway heritage. Two mainline railway stations provide services to Winchester in around 20 minutes and London Waterloo in just over an hour, while the nearby M3, M27, and Southampton Airport offer superb road and air connections. Eastleigh boasts a diverse range of properties, from charming Victorian terraces and character cottages to contemporary family homes, alongside an excellent selection of amenities including supermarkets, independent shops, cafés, and restaurants. Residents also enjoy an abundance of green spaces, including Lakeside Country Park with its popular miniature steam railway, and Places Leisure Eastleigh, which offers a wide range of sporting and fitness facilities. Combining strong connectivity with a welcoming community atmosphere, Eastleigh is an excellent place to call home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Sought After Location

18 Clandon Drive

Boyatt Wood, Hampshire

Inside

The property is entered via a spacious entrance hall, which provides access to all principal ground floor rooms and the staircase to the first floor. Positioned to the left is the impressive kitchen/dining room, finished to a modern standard and offering substantial worktop space and an excellent range of fitted storage. A separate utility room provides additional practicality for everyday family life.

To the right of the hallway is the cosy lounge, creating the perfect space to relax and unwind. To the rear of the property, the generous family room enjoys direct access to the garden through glazed doors, making it an ideal space for entertaining as well as everyday living. A convenient cloakroom completes the ground floor accommodation.

Upstairs, the first floor comprises four well-proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Outside

A shared driveway leads to the property, where a generous private driveway provides off-road parking for multiple vehicles. Gated side access leads to the attractive rear garden, which enjoys a high degree of privacy and features a spacious lawn, mature planting, established shrubs, and a paved seating area, ideal for outdoor dining and entertaining. A further gated access at the rear opens directly onto the neighbouring woodland, providing wonderful opportunities for walking and enjoying the surrounding natural environment.

- Sought After Location
- Four Bedrooms
- Modern Kitchen
- En-Suite To Master
- Secluded Garden
- Family Room





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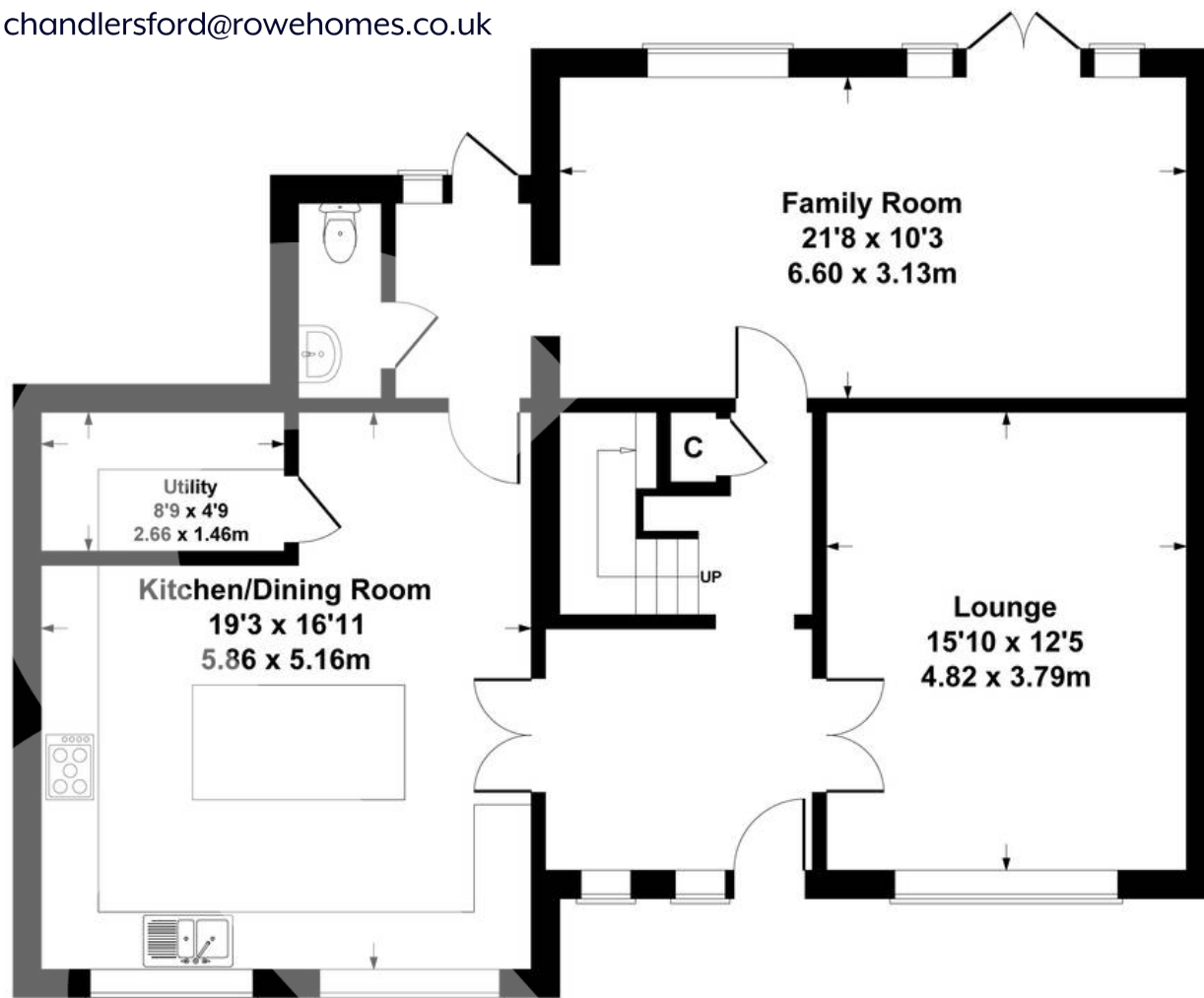
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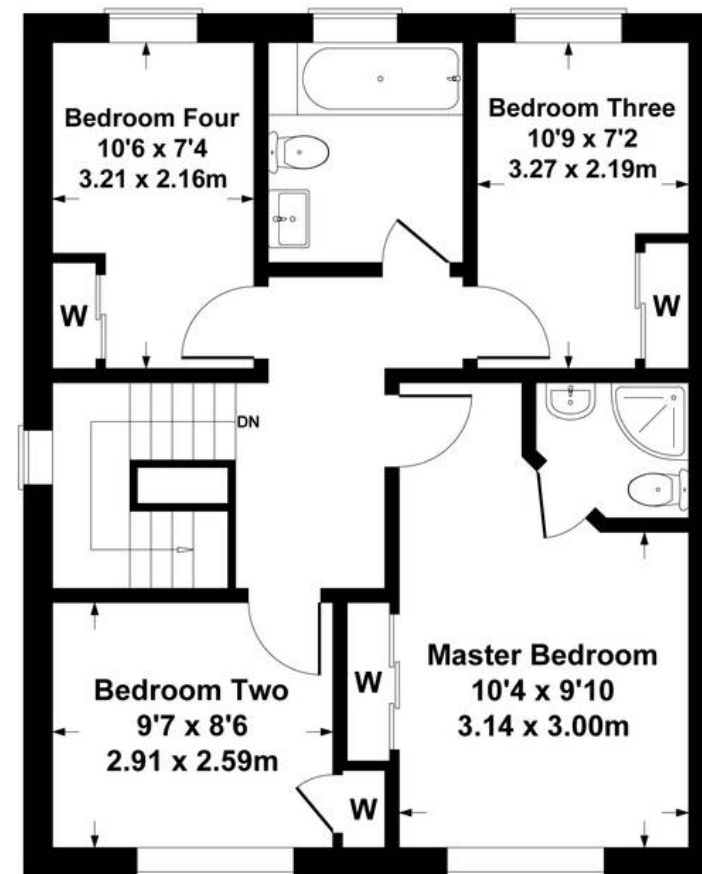
Approximate Gross Internal Area
1593 sq ft - 148 sq m

**REQUEST
VIEWING**

(GOTTA BE QUICK!)



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.