



**Rowe
& Co.**

6 Catmint Close, Chandler's Ford

Eastleigh

OIEO £625,000

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& Co.



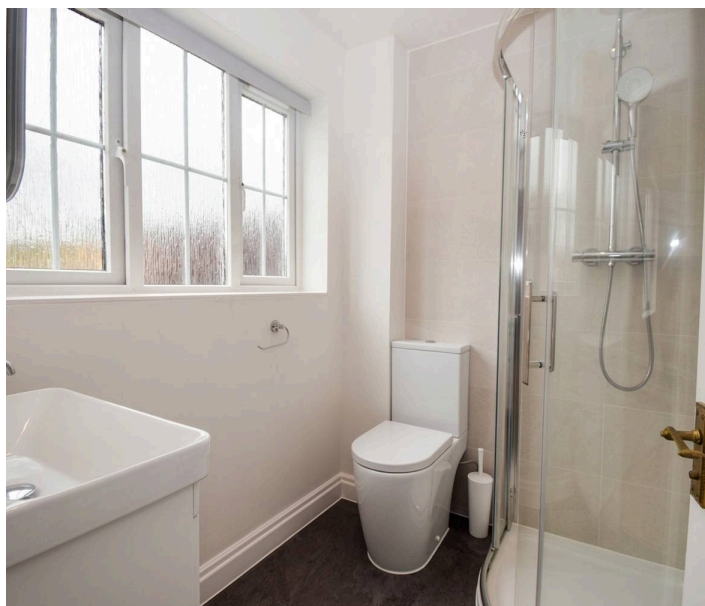
6 Catmint Close

Chandler's Ford, Eastleigh

Offered with no forward chain, this executive four-bedroom detached family home is situated in the highly sought-after Knightwood Park development and falls within the catchment area for both Knightwood and Thornden Schools. The well-presented accommodation on the ground floor comprises an inviting entrance hall, a spacious kitchen/dining room, study, lounge, separate dining room, and a cloakroom. To the first floor, there are four generously proportioned bedrooms, with bedrooms one and two benefiting from en-suite facilities, in addition to a modern family bathroom. Externally, the property enjoys a secluded rear garden, together with a garage and driveway providing off-road parking. This attractive family home offers spacious and versatile living accommodation in a prime residential location and is available with no onward chain.

LOCATION

Chandler's Ford remains one of Hampshire's most desirable residential locations, renowned for its excellent schooling, superb connectivity and abundance of local amenities. The area offers a wide selection of independent shops, restaurants, traditional inns and leisure facilities, including the nearby Chilworth Golf Club. The property falls within catchment for highly regarded schools, including Thornden and Toynbee secondary schools, alongside a selection of esteemed independent schools. Winchester and Southampton are both easily accessible, approximately 15 and 17 minutes away respectively, providing an extensive range of shopping, cultural and leisure facilities. Excellent transport links include convenient access to the M3 and M27, whilst nearby railway stations offer direct services to Winchester, Southampton and London Waterloo.



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INSIDE

The property is entered via a spacious entrance hall, providing access to all principal ground-floor rooms, including a cloakroom, with stairs rising to the first floor. To one side, the well-appointed kitchen/dining room features a window overlooking the front aspect and is fitted with a comprehensive range of wall and base units, complemented by ample cupboard and drawer storage. An external door provides convenient access to the rear of the property. The versatile dining room, which could also serve as a playroom, benefits from dual-aspect windows to the front and side elevations, flooding the space with natural light. A separate study offers an ideal environment for home working. The generous lounge enjoys a window to the side aspect and French doors opening directly onto the rear garden, creating an excellent space for both relaxation and entertaining. The first floor comprises four well-proportioned bedrooms, all benefiting from fitted wardrobes. Bedrooms one and two are further enhanced by newly fitted en-suite shower rooms, while the remaining bedrooms are served by a modern family bathroom.

OUTSIDE

Externally, the property benefits from a detached garage and driveway to the front, along with a lawned garden and gated side access to the rear. The well-maintained rear garden offers a paved patio area, perfect for al fresco dining and entertaining, while the remainder is mainly laid to lawn and enhanced by an attractive selection of established shrubs and plants.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

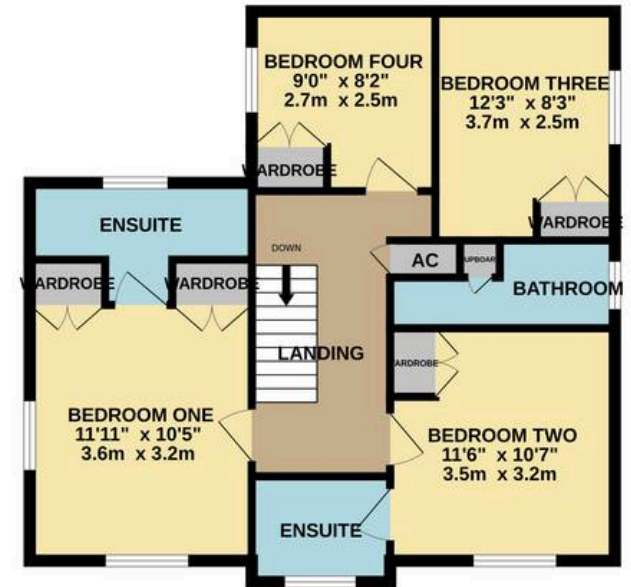
EPC Environmental Impact Rating: C



GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.




1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.6 sq.m.) approx.

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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