

Rowe & Co.

18 Catmint Close, Knightwood Park

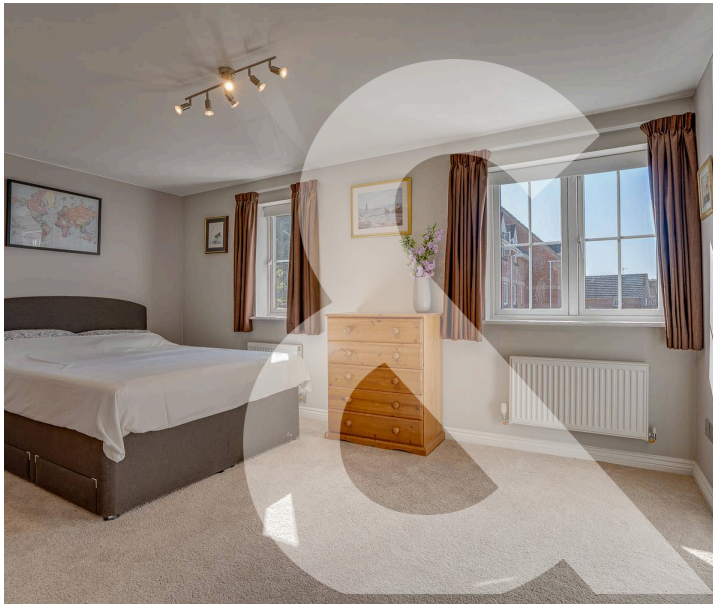
Hampshire

Guide Price £435,000

Rowe & Co.







18 Catmint Close

Knightwood Park, Hampshire

INTRODUCTION

Positioned in the ever-popular Knightwood Park development, this immaculate three-bedroom townhouse offers superb family accommodation and is situated within catchment of highly sought-after local schools. The well-presented accommodation comprises an entrance hall, spacious kitchen/dining room, cloakroom, lounge, family bathroom and three generously proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room. The property also features an integral garage.

Externally, the property benefits from a driveway and a large, private rear garden, which backs onto picturesque woodland. A pergola and decked seating area provide the perfect setting for outdoor entertaining and relaxing during the warmer months.

LOCATION

Chandler's Ford is a highly sought-after Hampshire town offering a wide range of amenities, including shops, restaurants and traditional public houses. The town is ideally positioned for both commuters and families, with Winchester approximately 15 minutes away by car and Southampton around 20 minutes away, subject to traffic. Both cities offer an extensive range of shopping, dining and cultural facilities. Transport links are excellent, with convenient access to the M3 and M27 motorways. Chandler's Ford railway station provides regular services to Winchester and Southampton, while London Waterloo can be reached in approximately 57 minutes from Winchester or around 65 minutes from Southampton Parkway.

Council Tax band: D

EPC: C

Tenure: Freehold

18 Catmint Close

Knightwood Park, Hampshire

INSIDE

The property is entered via a spacious entrance hall, with doors leading to the cloakroom, integral garage and kitchen/dining room, while stairs rise to the first floor. The kitchen/dining room features French doors opening onto the rear garden and is fitted with a range of wall and base-level units, incorporating cupboards and drawers beneath complementary work surfaces. There is ample space for a dining table and chairs, making this a practical and sociable space for both everyday family life and entertaining.

The first floor provides a generous lounge and the principal bedroom, which benefits from fitted wardrobes and a private en-suite shower room. The second floor comprises two further well-proportioned double bedrooms, both benefiting from fitted wardrobes, together with the family bathroom, which completes the accommodation.

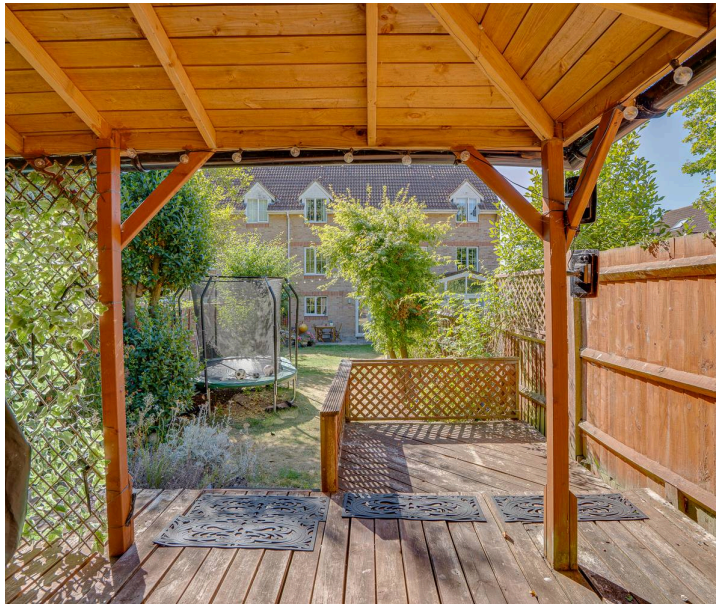
OUTSIDE

To the front of the property is a driveway providing off-road parking, together with access to the integral garage. The secluded rear garden is an excellent size and enjoys a pleasant outlook over adjoining woodland. A paved patio area directly outside the French doors leads onto a well-maintained lawn, while a pergola and decked seating area provide an attractive space for outdoor entertaining and relaxing on summer evenings.

- Three Double Bedrooms
- Modern Kitchen/Diner
- En Suite To Master
- Large Garden
- Thornden School Catchment
- Garage & Driveway

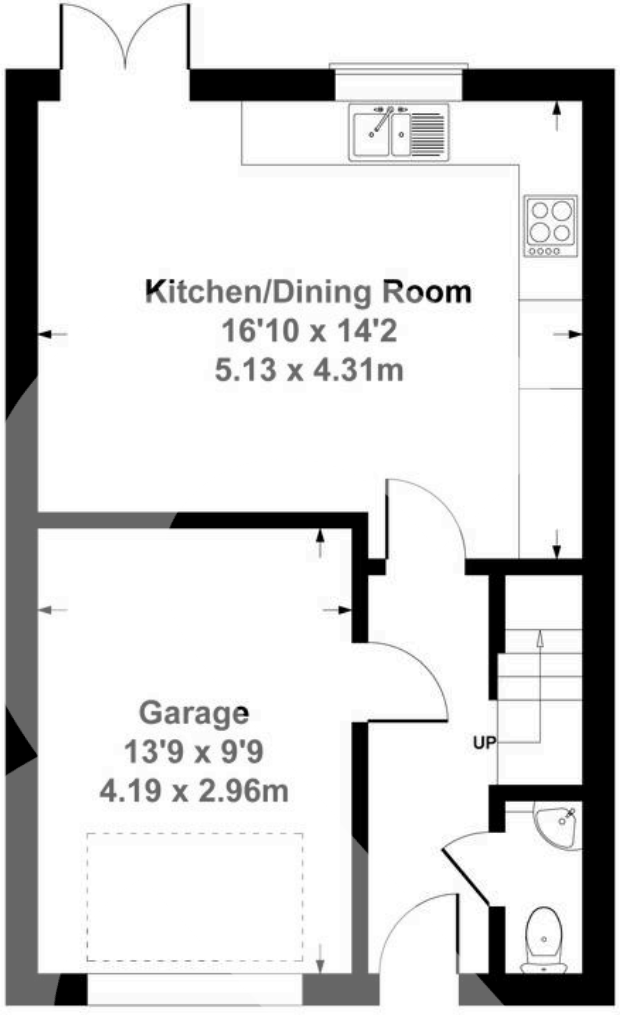


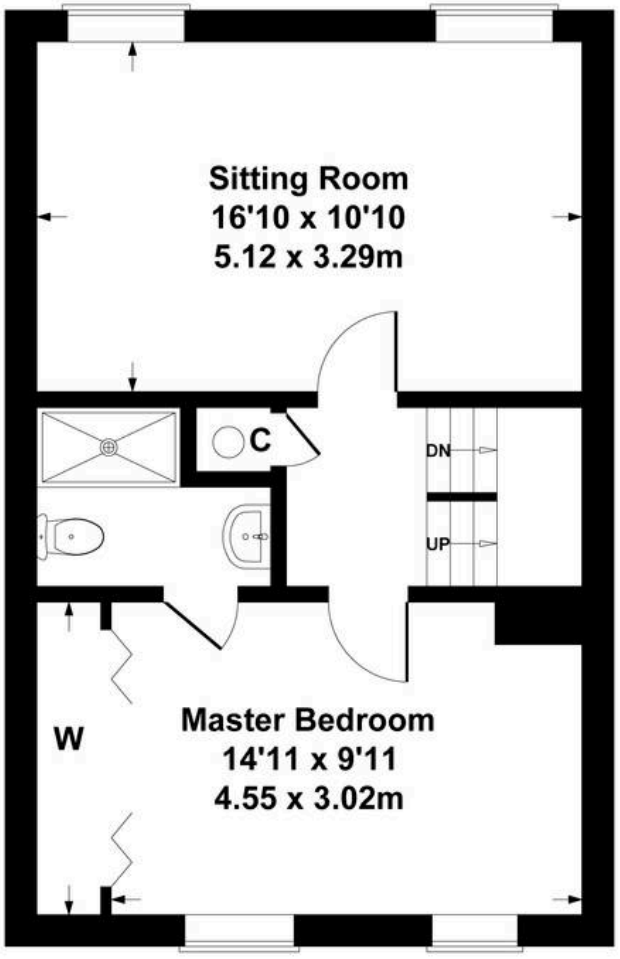


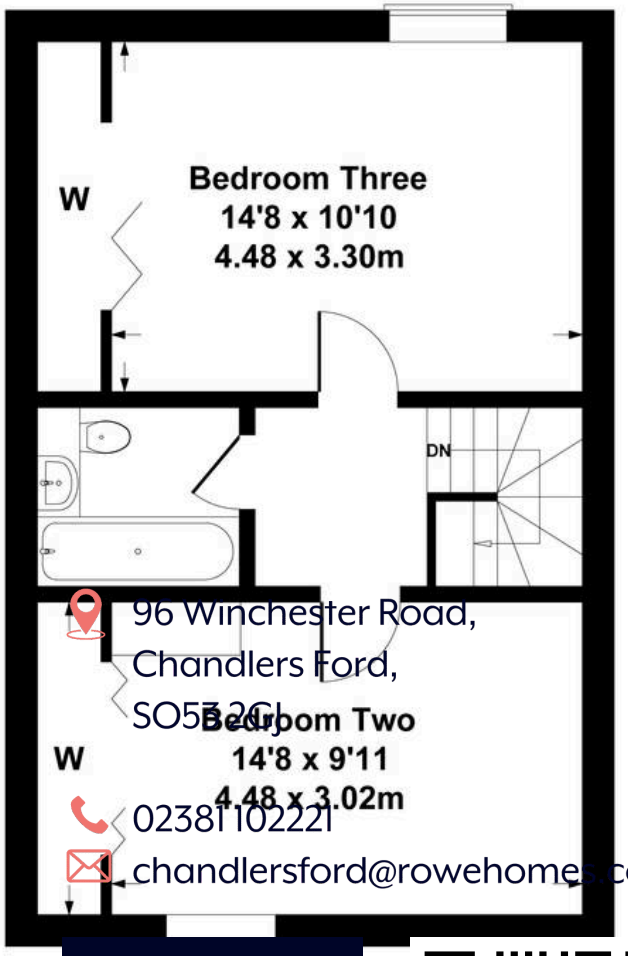


18 Catmint Close

Approximate Gross Internal Area
1356 sq ft - 126 sq m
(Including Garage)







GROUND FLOOR

FIRST FLOOR

SE

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Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors rooms are approximate and no responsibility is taken for an error omission or mis-statement. These representation purposes only and should be used as such. The services systems and appliances specification have not been tested by Agency Assist and no guarantee as to their operating efficiency

REQUEST VIEWING

(GOTTA BE QUICK!)