



**Rowe
& Co.**

7 Boyton Mead, Allbrook

Hampshire

£495,000



7 Boyton Mead

Allbrook, Hampshire

INTRODUCTION

Situated within this highly sought-after development by Bargate Homes, this beautifully presented three-bedroom detached property offers spacious and well-planned accommodation, ideally suited to modern family living. The property is conveniently positioned within the catchment areas for both Thornden and Otterbourne Schools, making it particularly appealing to families. The accommodation comprises a welcoming entrance hall, a comfortable sitting room and an impressive 19ft kitchen/dining room, extended by the current owner to create a superb space for both everyday family life and entertaining. A cloakroom and useful storage cupboard complete the ground floor. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite shower room, in addition to a contemporary family bathroom. Externally, the property enjoys a secluded wrap-around rear garden, two paved seating areas and two allocated parking spaces, one of which is situated beneath a useful carport.

LOCATION

Allbrook is conveniently situated just over two miles from Eastleigh town centre, providing a comprehensive range of shops, leisure facilities, restaurants and entertainment options. The property is also ideally placed for access to the larger centres of Winchester and Southampton, both of which offer an extensive range of shopping, cultural and recreational amenities. Eastleigh railway station provides direct services to London Waterloo, Winchester and Southampton, while excellent road connections are available via the nearby M3 and M27 motorways. Southampton Airport is also within easy reach, making the location particularly convenient for both commuters and travellers.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



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INSIDE

A spacious entrance hall provides a welcoming first impression and access to the principal ground-floor accommodation. It also features a convenient cloakroom with built-in storage and stairs rising to the first floor. The impressive 19ft kitchen/dining room forms the heart of the home. Extended by the current owner, this generously proportioned room provides an excellent setting for family life and entertaining, with ample space for a dining table and chairs, as well as additional seating or furniture. The room is further enhanced by a striking bi-folding feature window and sliding doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. The kitchen itself is fitted with a range of attractive shaker-style wall and base units, complemented by integrated appliances and providing a practical and stylish environment for everyday use. The separate sitting room offers a comfortable and relaxing retreat, ideal for unwinding at the end of the day. To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from the added luxury of an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

OUTSIDE

The property benefits from two allocated parking spaces, with one positioned beneath a carport. To the rear is a secluded wrap-around garden, approached via a charming gate leading towards the front door. The garden has been thoughtfully arranged to provide two paved seating areas, offering different aspects and benefiting from varying levels of sunlight throughout the day. The remainder of the garden is laid to artificial lawn and complemented by a selection of established planted shrubs. A useful storage unit provides additional outdoor storage.

- Three Bedroom Detached Home
- Thornden School Catchment
- Modern Kitchen/Diner
- En-Suite To Master
- Private Garden
- Two Allocated Parking Spaces



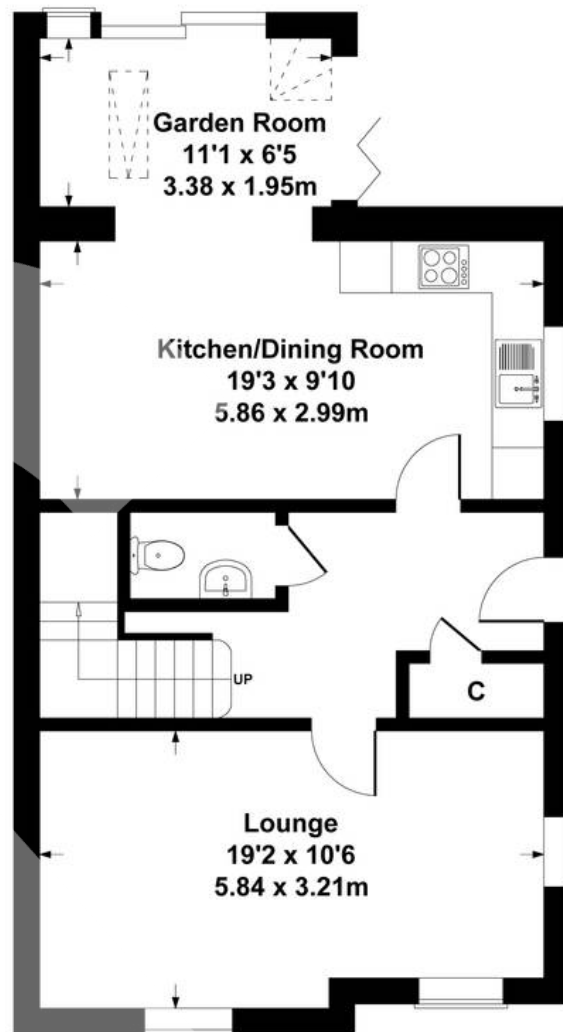
7 Boyton Mead

Approximate Gross Internal Area
1227 sq ft - 114 sq m

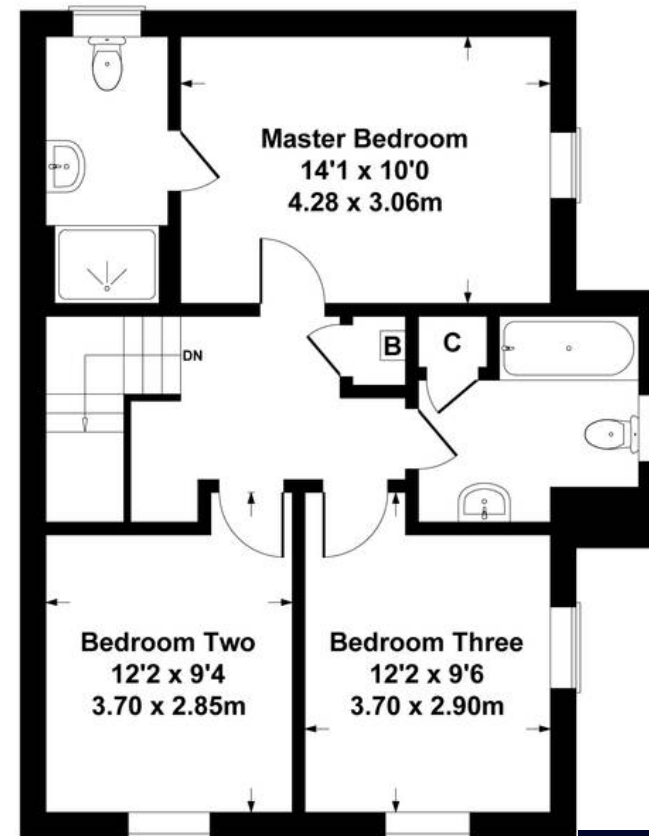
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GROUND FLOOR



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.

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

