



**Rowe
& Co.**

32 Merrick Way, Chandler's Ford

Eastleigh

£625,000

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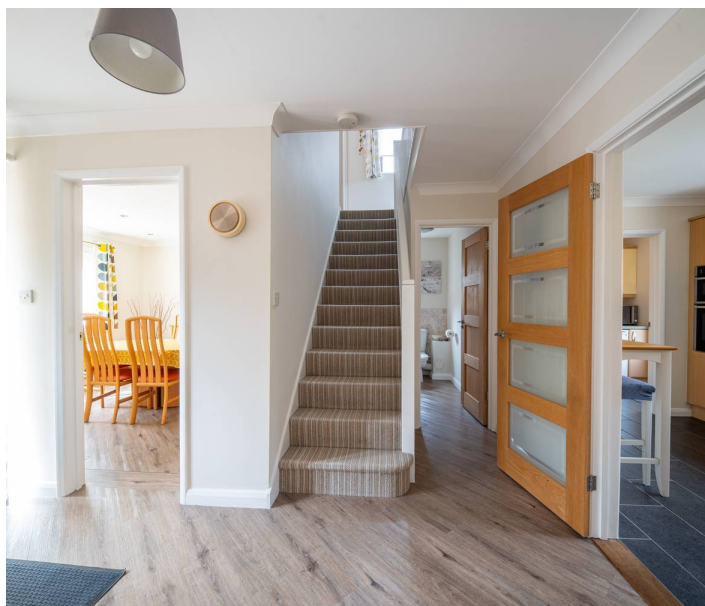
32 Merrick Way

Chandler's Ford, Eastleigh

Offered with a complete onward chain, this wonderful four-bedroom detached home is finished to a good standard throughout and benefits from being within the catchment area for the highly desirable Thornden School. The ground floor accommodation comprises a welcoming entrance hall, spacious lounge, separate dining room, well-appointed kitchen, utility room and cloakroom. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a family bathroom. Externally, the property offers a driveway providing ample off-road parking, a detached double garage and a secluded rear garden, making this an ideal family home.

Chandler's Ford is a popular and well-connected Hampshire town, offering a wide variety of shops, restaurants and traditional public houses. Local schools are within easy walking distance, while the nearby cities of Winchester and Southampton are approximately a 15- and 20-minute drive away respectively, providing an extensive range of shopping, leisure and cultural facilities. The area also benefits from excellent transport links, with convenient access to both the M3 and M27. Chandler's Ford railway station provides regular connections to Winchester and Southampton, with London Waterloo accessible in approximately 57 minutes from Winchester and 65 minutes from Southampton Parkway, making the area particularly attractive for commuters.

Council Tax band: E - Tenure: Freehold



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INSIDE

The property is entered via a spacious entrance hall, with doors leading to the principal rooms and a convenient cloakroom. Stairs rise to the first floor. To one side is the spacious dining room, featuring a front-aspect window and ample space for a freestanding dining table and chairs. The generous lounge enjoys front-aspect windows, while doors open directly onto the rear garden. A feature inset wood-burning stove provides an attractive focal point. Overlooking the garden, the kitchen is fitted with a range of wall and base-level units incorporating cupboards and drawers, complemented by worktops. A door at the far end leads through to a useful utility room, which benefits from direct access to the rear garden. To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

OUTSIDE

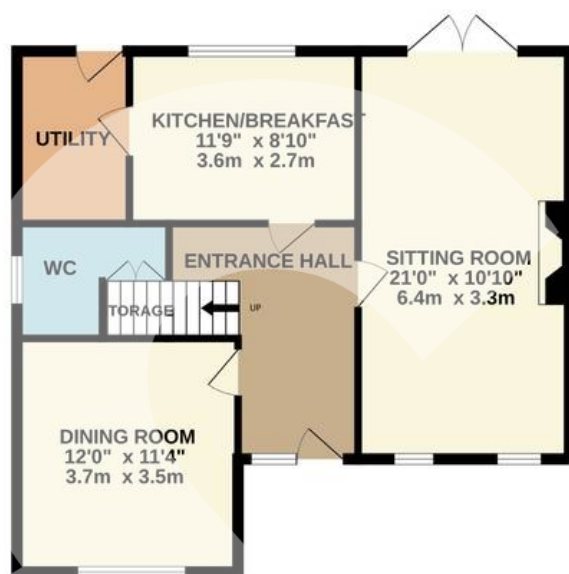
To the front of the property is a large driveway providing ample parking for multiple vehicles, with access to the double garage via up-and-over doors. Gated pedestrian access leads through to the rear garden. The secluded rear garden features a paved seating area, ideal for outdoor entertaining, with the remainder predominantly laid to lawn and complemented by a variety of established shrubs and planted borders.



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GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.7 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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