

Rowe
& Co.

1 Colvin Gardens, Chandler's Ford

Eastleigh

£850,000

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1 Colvin Gardens

Chandler's Ford, Eastleigh

This incredible five bedroom detached family home is ideally located in Chandlers Ford within catchment to the ever-popular Thornden School. The property comprises spacious accommodation which to the ground floor features an entrance hall, lounge, dining room, stunning open plan kitchen / breakfast room with dining area, utility and W/C. On the first floor are five well-proportioned bedrooms with two en-suite rooms and a family bathroom. Outside benefits a double garage and driveway with a secluded rear garden.

LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside a selection of private schools. It is approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Thornden School Catchment
- Five Bedrooms
- Two En-Suite Bedrooms
- Three Reception Rooms
- Double Garage

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INSIDE

You enter the property into a wonderful entrance hall that is laid to oak effect flooring with doors leading to all rooms including the W/C and stairs to the first floor. Double doors to one side lead into the lounge which has a window to the front aspect and has been laid to oak effect flooring with a feature fire to one wall. Double doors then lead into the formal dining room which could be used as a family room which has French doors opening to the rear garden. The stunning kitchen / breakfast / dining area has been laid to tile flooring with spotlights, there are windows to the rear aspect and French doors leading to the garden. To one end is a vaulted ceiling with plenty of space for a dining table and chairs. The kitchen itself is fitted with a range of high gloss wall and base level units with cupboards and drawers under. Appliances include a double oven, dishwasher, hob with extractor over and space for a free-standing fridge / freezer. From the kitchen a further door lead into the utility room. The first-floor landing has been laid to carpet with doors leading to all rooms and access to the loft. The spacious master bedroom has a window to the front aspect with fitted wardrobes and an en-suite. Bedroom two has a window to the rear with a fitted wardrobe and en-suite. There are then a further three bedrooms with a family bathroom.

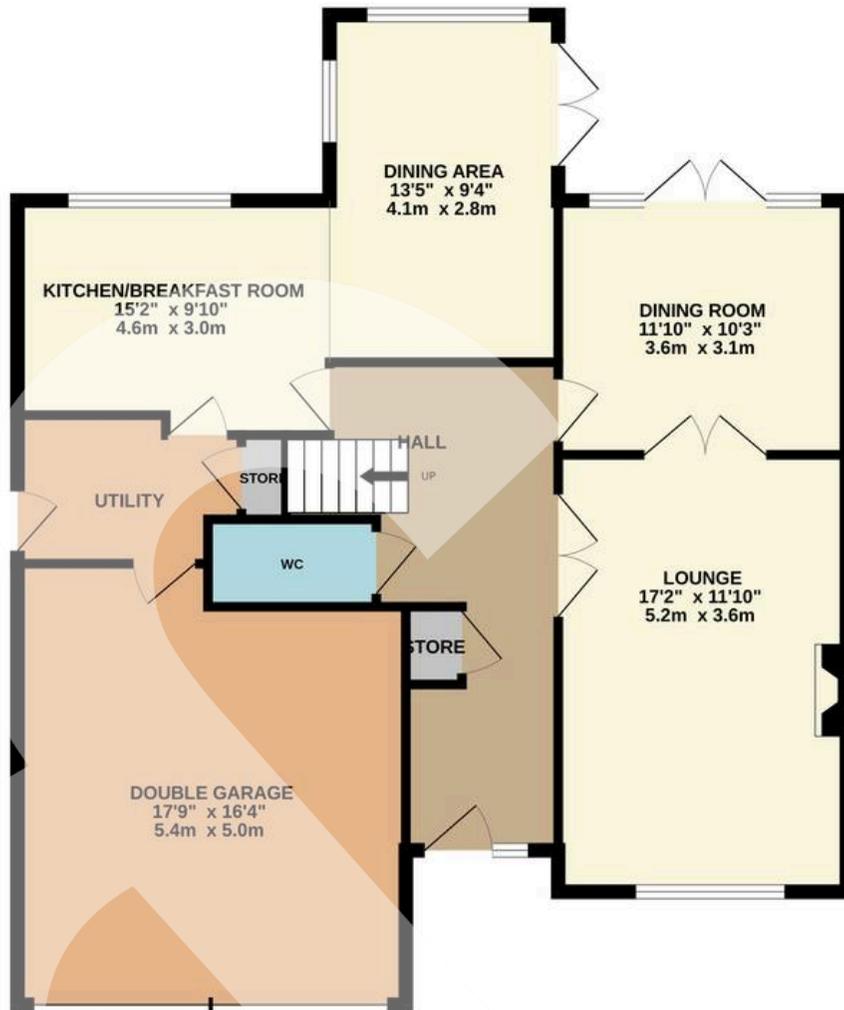
OUTSIDE

To the front of the house is a driveway laid to tarmac that can accommodate parking for two vehicles, there is access to the double garage via up and over doors, gated pedestrian access to the rear and an area laid to lawn. The secluded rear garden has mostly been laid to lawn with a selection of planted shrubbery and a large, paved seating area ideal for entertaining.



GROUND FLOOR

1ST FLOOR



 1 Rufus Court, 103 Winchester Road
Chandlers Ford,
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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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**REQUEST
VIEWING**
(GOTTA BE QUICK!)

