



Rowe  
& Co.

13 Velmore Road, Chandler's Ford

Hampshire

In Excess of £900,000



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& Co.



## 13 Velmore Road

Chandler's Ford, Hampshire

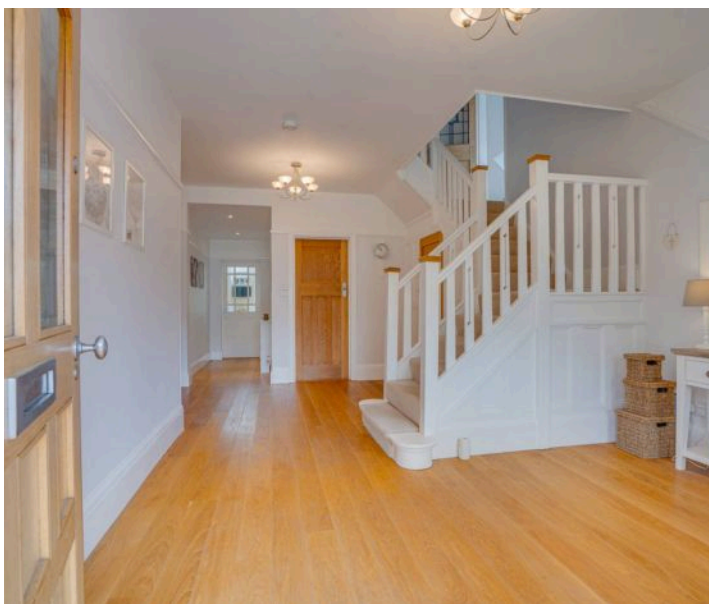
Nestled on an established plot along the picturesque, tree-lined Velmore Road—a peaceful no-through road with excellent access to local amenities—this beautifully extended 1930s bay-fronted family home offers nearly 3,000 sq ft of superb living space. Presented to a high standard throughout, the property combines period charm with modern comfort and flexibility. The ground floor welcomes you with a spacious entrance hall leading to a bright and elegant lounge, a cosy snug, and a truly stunning open-plan kitchen/dining room, perfect for family living and entertaining. A separate utility room adds convenience, while a versatile ground floor bedroom/study benefits from an adjoining shower room—ideal for guests or multi-generational living. Upstairs, you'll find four generously sized bedrooms, including a luxurious master suite with en-suite shower room, as well as a stylish family bathroom. Outside, the home features a large driveway, an attached garage, and beautifully maintained mature rear gardens, providing the perfect setting for outdoor relaxation.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Forward Chain
- 2928 Sqft Overall Accommodation
- Premium Location
- Large Garden
- Four / Five Bedrooms
- Three Bathrooms





# 13 Velmore Road

Chandler's Ford, Hampshire

## LOCATION

Chandler's Ford is a sought-after town in Hampshire, offering a variety of shops, restaurants, and traditional public houses. Ideally located, it's just a 15-minute drive to Winchester and 17 minutes to Southampton—both cities providing a wide array of cultural, educational, and commercial facilities. Transport links are excellent, with the nearby M3 and M27 motorways providing easy road access. Chandler's Ford railway station offers convenient connections to Winchester and Southampton, with journey times to London Waterloo from Winchester in approximately 57 minutes, and from Southampton Parkway in around 65 minutes.

## INSIDE

This stunning and spacious family home welcomes you with an impressive entrance hall that is light and bright, with doors leading to all main rooms. The staircase rises to the first floor and features a useful understairs storage cupboard. A door opens into the inviting lounge, where a bay window to the front aspect allows for plenty of natural light, and a stylish feature fireplace creates a warm and welcoming atmosphere. To the rear of the property lies the heart of the home — an exceptional open-plan kitchen and dining room measuring an impressive 28 feet in width. This contemporary space is flooded with natural light thanks to Velux windows and double doors that open out onto the rear garden. The kitchen is fitted with a modern range of matching wall and base units, a central island, complementary worktops, and a breakfast bar.





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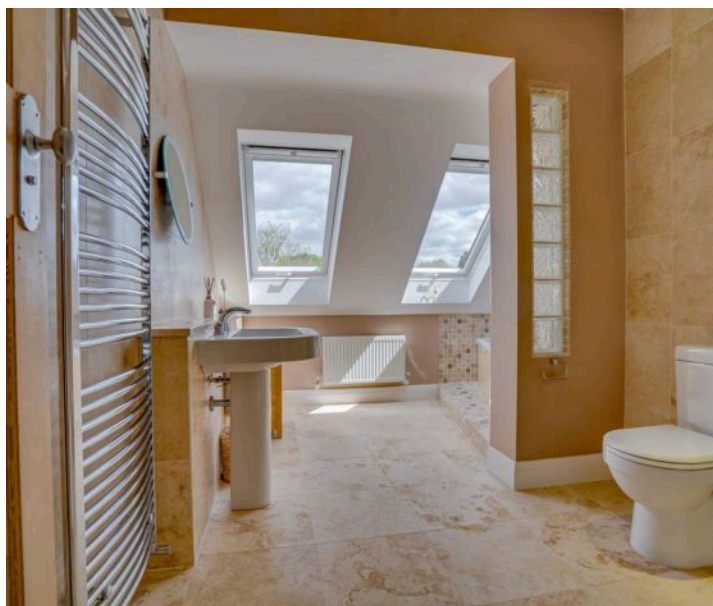
Chandler's Ford, Hampshire

Integrated appliances include an induction hob with extractor over, a double oven, a dishwasher, and a fridge/freezer. At one end of the kitchen, an opening leads into a cozy snug, complete with an inset wood burner — perfect for relaxing evenings.

The utility room is accessed from the kitchen and provides access to the side of the property. It is fitted with matching base units, a sink unit, and space for appliances. Also on the ground floor is bedroom five, a generous room with two side-aspect windows. This room benefits from access to a stylish ground-floor shower room, fitted with a walk-in shower, WC, sink unit, and tasteful tiling. On the first floor, the spacious landing provides access to all bedrooms, the family bathroom, the airing cupboard, and the loft. The master bedroom is located to the rear of the property and measures over 20 feet in length.

It includes a private en-suite shower room, beautifully fitted with a walk-in shower, WC, sink unit, and complementary tiling. Bedroom two is a bright and spacious room of approximately 19 feet, with a bay window to the front.

Bedroom three is an impressive space measuring 26 feet in length, featuring a sloped ceiling, Velux windows to the side, a front-facing window, and a built-in storage cupboard. Bedroom four is also located at the front of the property and offers a comfortable and versatile space.





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Chandler's Ford, Hampshire

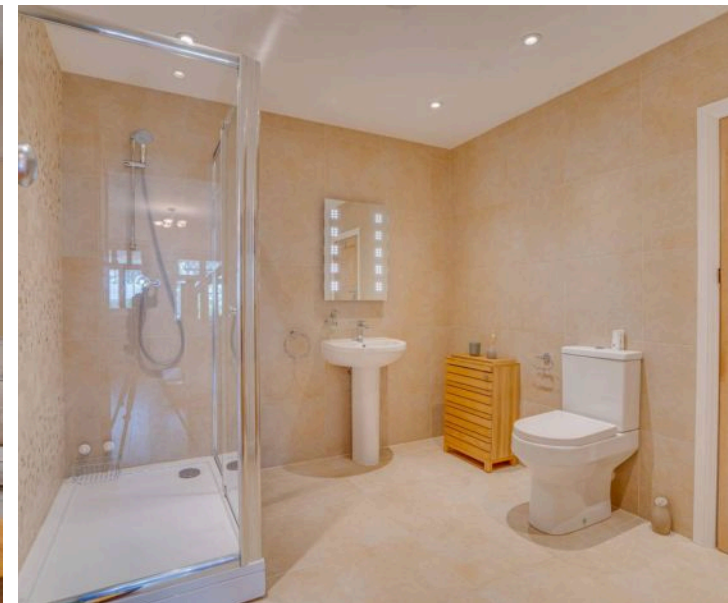
The family bathroom is beautifully appointed with a large bath, separate shower, vanity sink unit, WC, and heated towel rail, all complemented by elegant wall and floor tiling.

## OUTSIDE

To the front of the property, a spacious block-paved driveway provides ample off-road parking for multiple vehicles and leads to the garage, which features folding doors and convenient side pedestrian access.

Gated side access leads to the rear garden. The rear garden is beautifully established and enjoys a sunny, private aspect. A generous lawn is complemented by a paved seating area—perfect for outdoor dining and entertaining—along with a charming decked space to the rear.

An ornamental garden pond adds character and tranquillity, and the garden is attractively landscaped with a variety of mature trees and shrubs, creating a peaceful and inviting outdoor space.



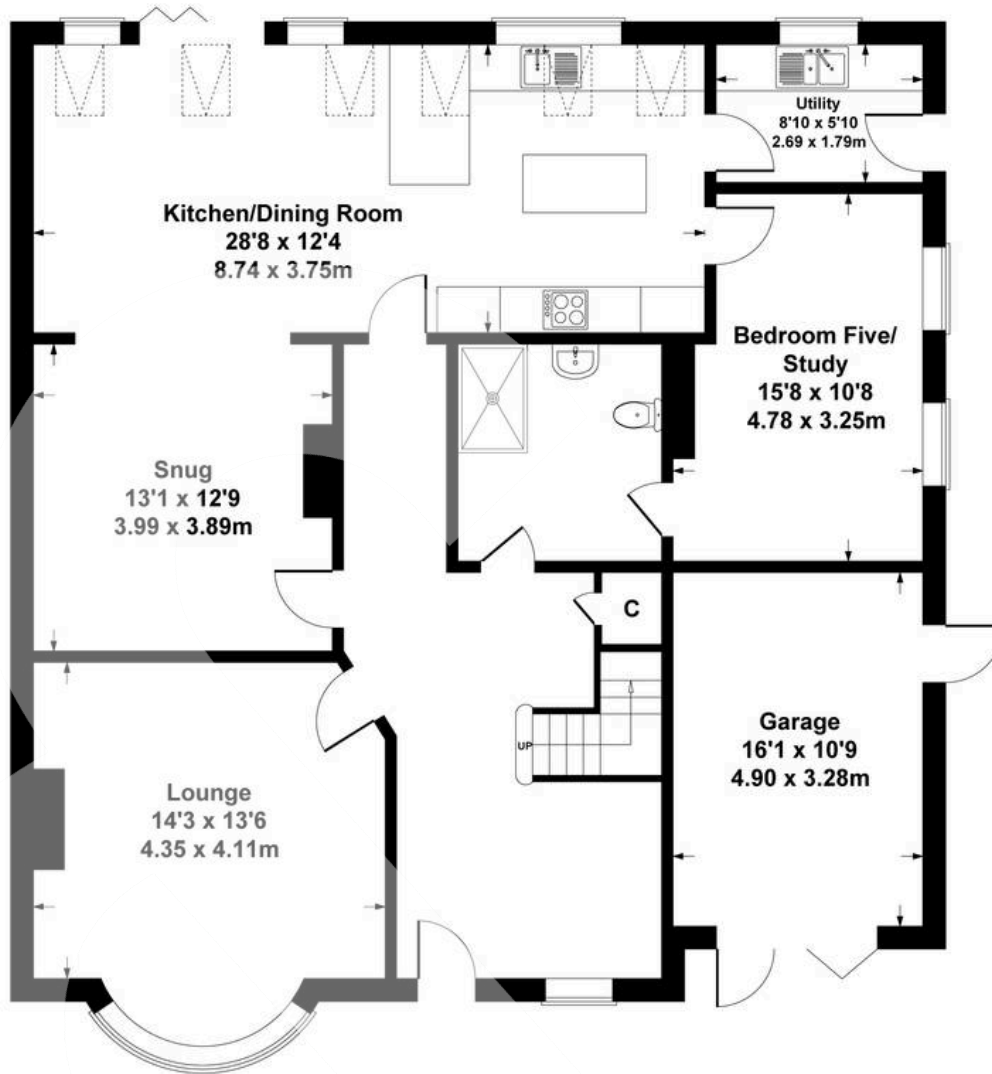
# 13 Velmore Road

Approximate Gross Internal Area  
2928 sq ft - 272 sq m  
(Including Garage)

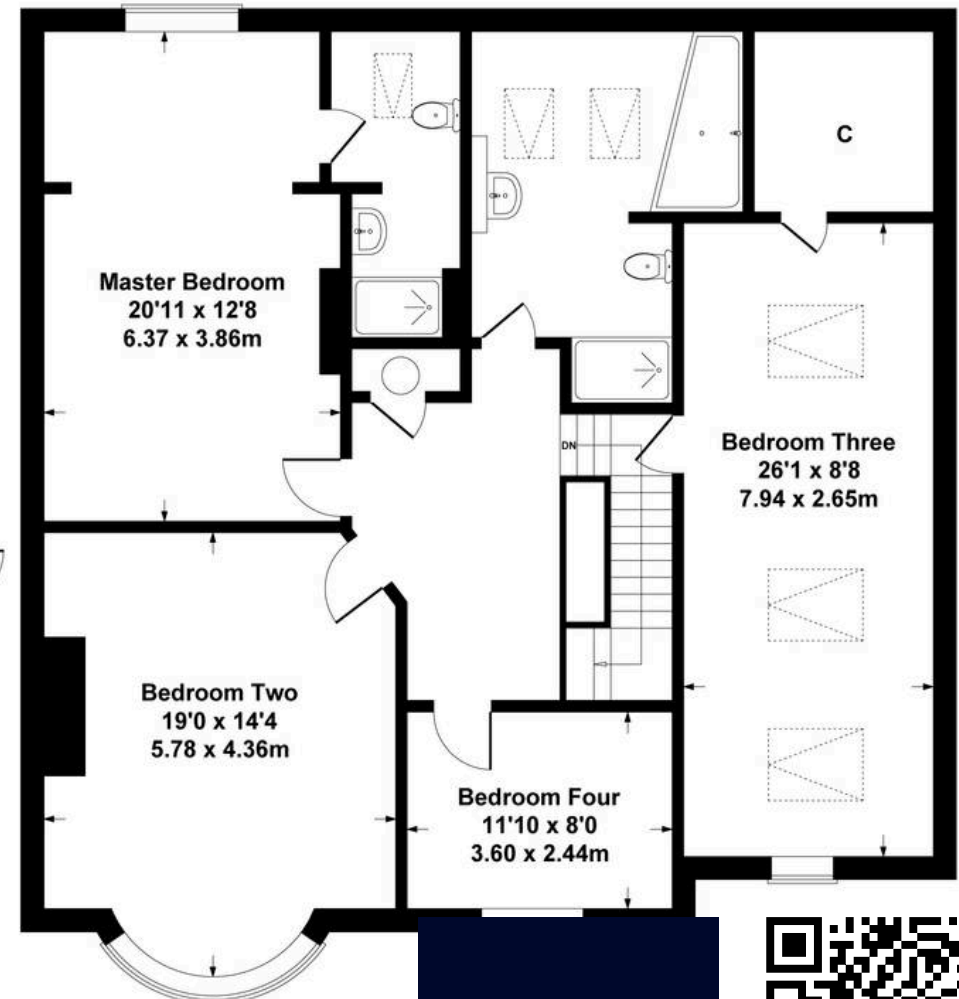
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GROUND FLOOR



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!)

