



**Rowe
& Co.**

22 Western Road, Hiltingbury

Hampshire

In Excess of **£750,000**

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& Co.



22 Western Road

Hiltingbury, Hampshire

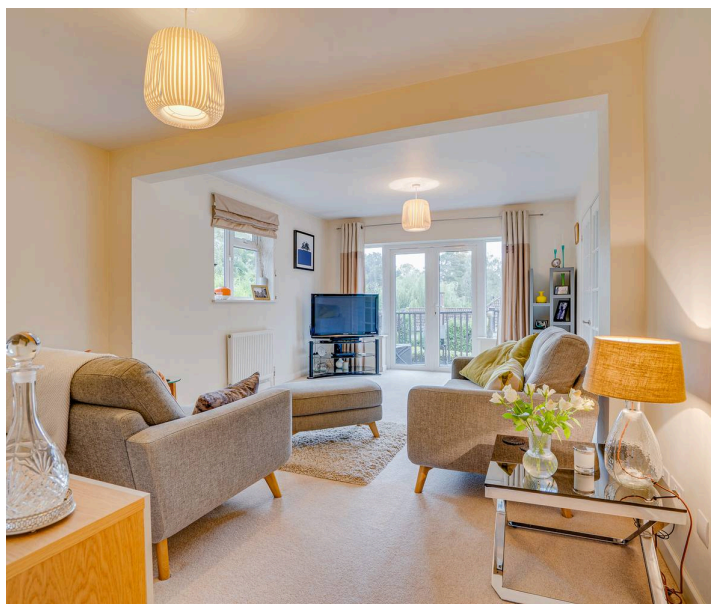
This stunning four-bedroom detached home offers beautifully presented and versatile accommodation extending to approximately 1,711 sq ft. Located on a highly sought-after road in the ever-popular area of Hiltingbury, this deceptively spacious residence is ideal for families and those seeking flexible living space. The ground floor comprises an entrance porch and welcoming hallway, a generous lounge, and a stylish open-plan kitchen/dining room — perfect for modern living and entertaining. Three well-proportioned bedrooms and a contemporary shower room are also located on this level, providing convenient single-level living if desired. Upstairs, the impressive master bedroom benefits from its own private bathroom, offering a peaceful retreat. Externally, the property boasts a large driveway providing ample off-road parking. The garage has been thoughtfully converted into a home office, ideal for remote working or additional living space. To the rear, a beautifully maintained and established south-facing garden provides a tranquil and private outdoor haven.

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Transport links 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 and 65 minutes from Southampton Parkway.

Council Tax band: E

Tenure: Freehold

- Prime Hiltingbury Location
- Thornden School Catchment
- Four Bedrooms
- Converted Garage & Driveway
- Large Secluded Garden



22 Western Road

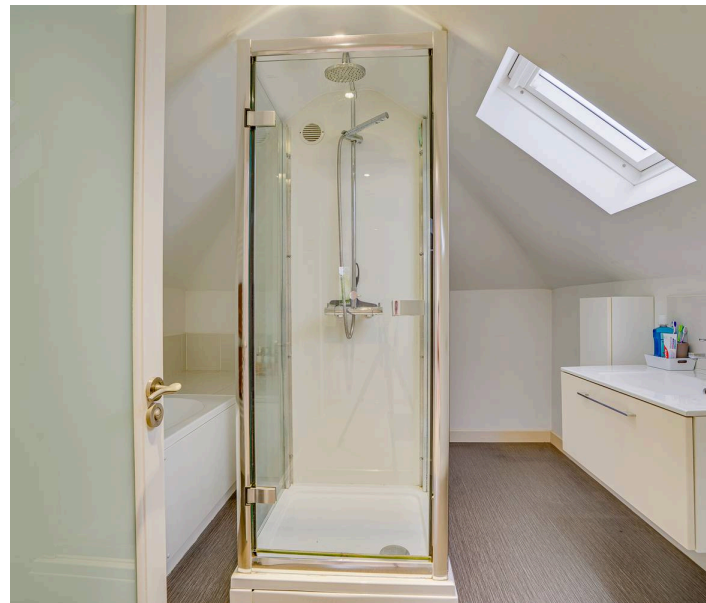
Hiltingbury, Hampshire

Upon entering the home, you are welcomed into the entrance porch, which leads through to a spacious entrance hall. The hall provides access to all principal rooms, the airing cupboard, and stairs to the first floor. Bedrooms two and three are located at the front of the property. Both are generously sized rooms featuring bay windows and fitted wardrobes. Bedroom two also benefits from en-suite facilities, comprising a panelled bath, sink unit, and WC. Bedroom four is situated at the rear of the property, enjoying a pleasant outlook through the rear window. The lounge is a substantial 22ft double-aspect room, offering a light and airy living space with double doors opening out to the rear garden and additional double doors leading into the kitchen. The kitchen has been stylishly re-fitted and includes a range of contemporary high-gloss wall and base units with worktops over and an inset sink unit. It features a selection of integrated appliances including a washing machine, dishwasher, and an American-style fridge/freezer. There is also access to the rear garden through double doors and a side-facing window providing additional natural light. Upstairs, the landing features a Velux-style window and a study area. The master bedroom is positioned at the front of the property and benefits from a range of fitted wardrobes. The re-fitted bathroom includes a walk-in shower, panelled bath, vanity sink unit, and complementary tiling throughout.

To the front of the property, there is a spacious driveway, neatly bordered by hedging and complemented by a well-maintained lawned garden. Pedestrian side access is also available. The garage has been thoughtfully converted to create an excellent workspace, which could also serve as a home gym or be reverted back to a garage if required. The south-facing rear garden offers a private and sunny aspect. It features a raised deck and a patio seating area, perfect for outdoor entertaining. The garden is mainly laid to lawn and is surrounded by mature hedging, trees, and established shrubs, providing a peaceful and secluded setting.



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Chandlers Ford,
SO53 2GG



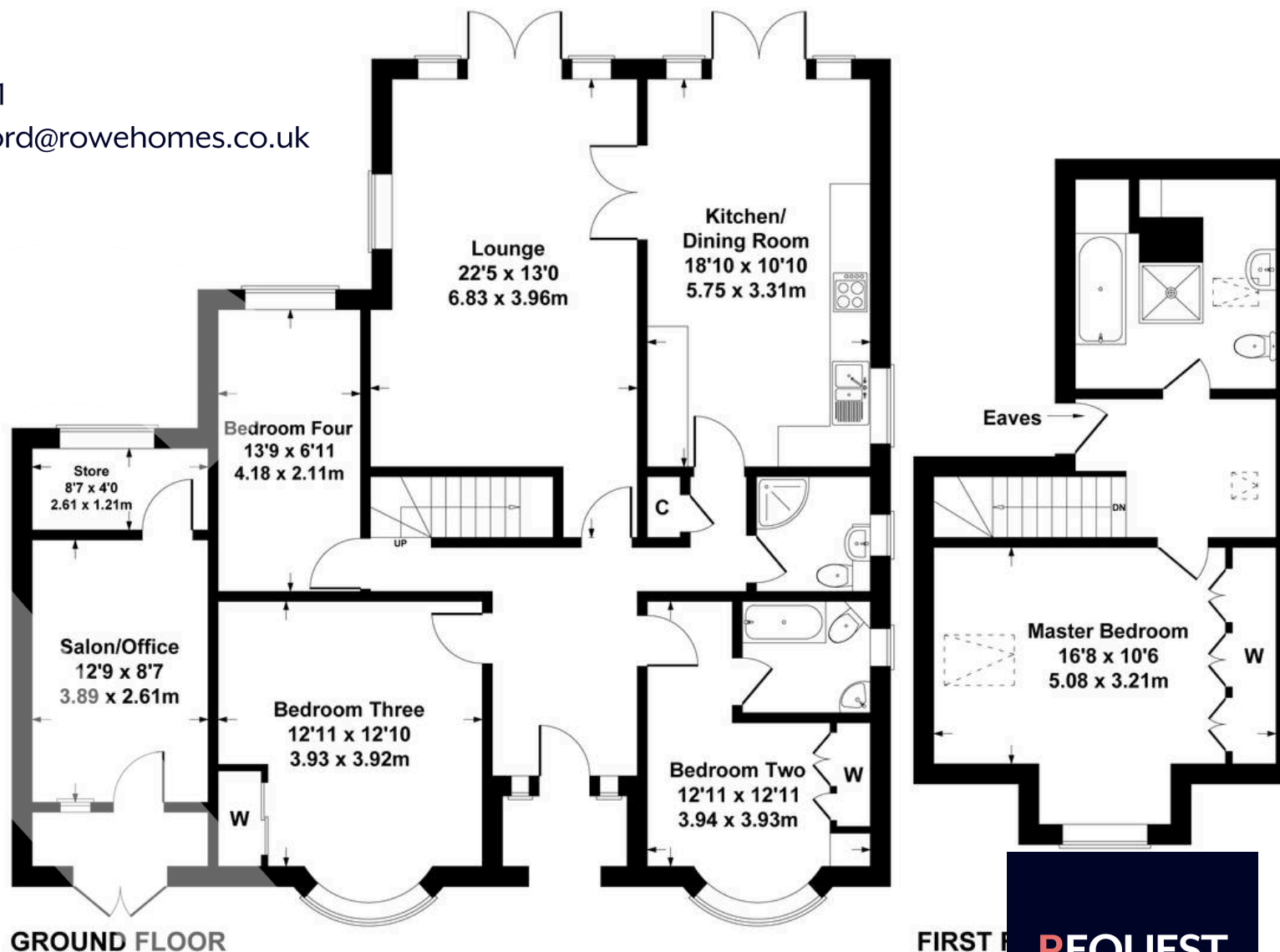
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22 Western Road

Approximate Gross Internal Area
1711 sq ft - 159 sq m



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.