

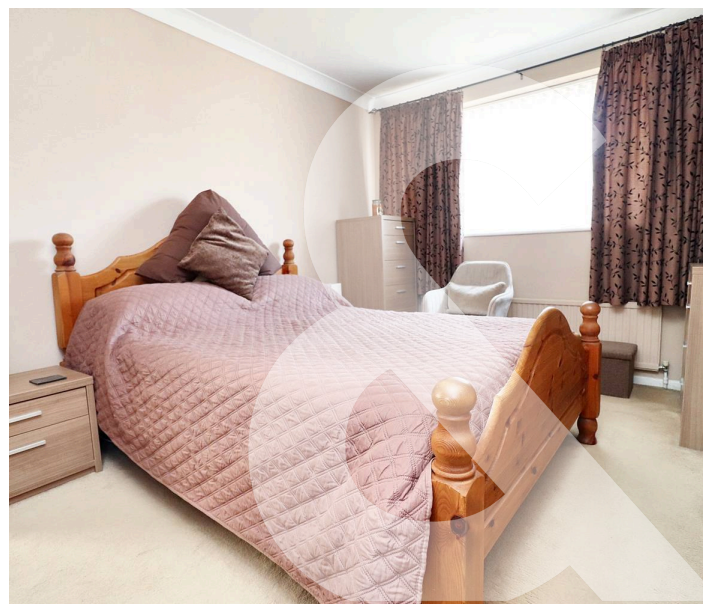


**Rowe
& Co.**

92 Bodycoats Road, Chandler's Ford

Eastleigh

£375,000



92 Bodycoats Road

Chandler's Ford, Eastleigh

Located in a sought-after area of Chandler's Ford, this spacious three-bedroom semi-detached family home is ideally situated within easy reach of excellent local schools and a range of amenities. The ground floor accommodation includes an entrance porch leading into a welcoming hallway, a generous 25ft open-plan lounge/diner, and a well-appointed kitchen. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. Externally, the home features a front garden, driveway, and garage providing ample off-road parking. To the rear, a secluded and enclosed garden offers a private outdoor space perfect for family living or entertaining.

Chandler's Ford is a highly sought-after town in Hampshire, offering a vibrant mix of shops, restaurants, and traditional inns. The popular Chilworth Golf Club is also just a short drive away, making it an appealing location for leisure as well as lifestyle. The area is renowned for its excellent schooling, featuring some of the highest Ofsted ratings in the country. Notable schools include Thornden and Toynbee secondary schools, along with a selection of esteemed private institutions.

Chandler's Ford enjoys superb connectivity. Winchester is approximately a 15-minute drive, while Southampton can be reached in around 17 minutes. The nearby M3 and M27 motorways provide quick access across the South, and the local railway station offers regular services to Winchester and Southampton, with London Waterloo just 57 minutes from Winchester by train.

Council Tax band: C

Tenure: Freehold

- Toynbee School Catchment
- Three Bedrooms
- Garage & Driveway
- Family Bathroom

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INSIDE

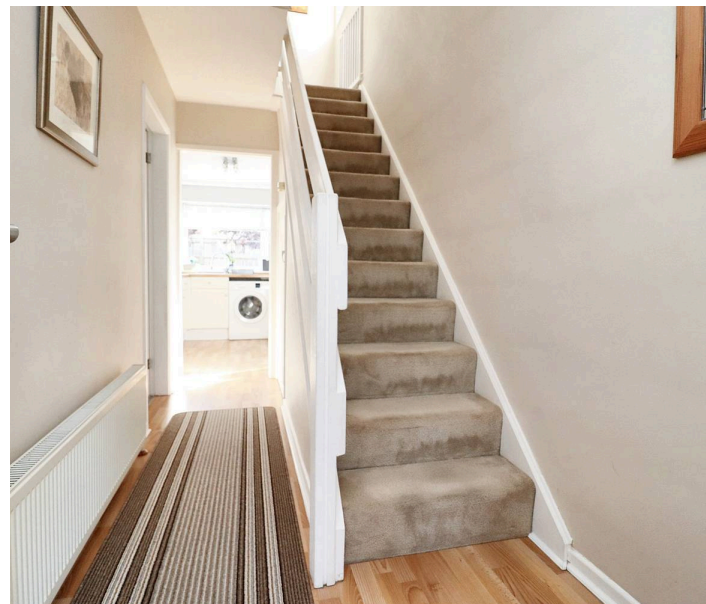
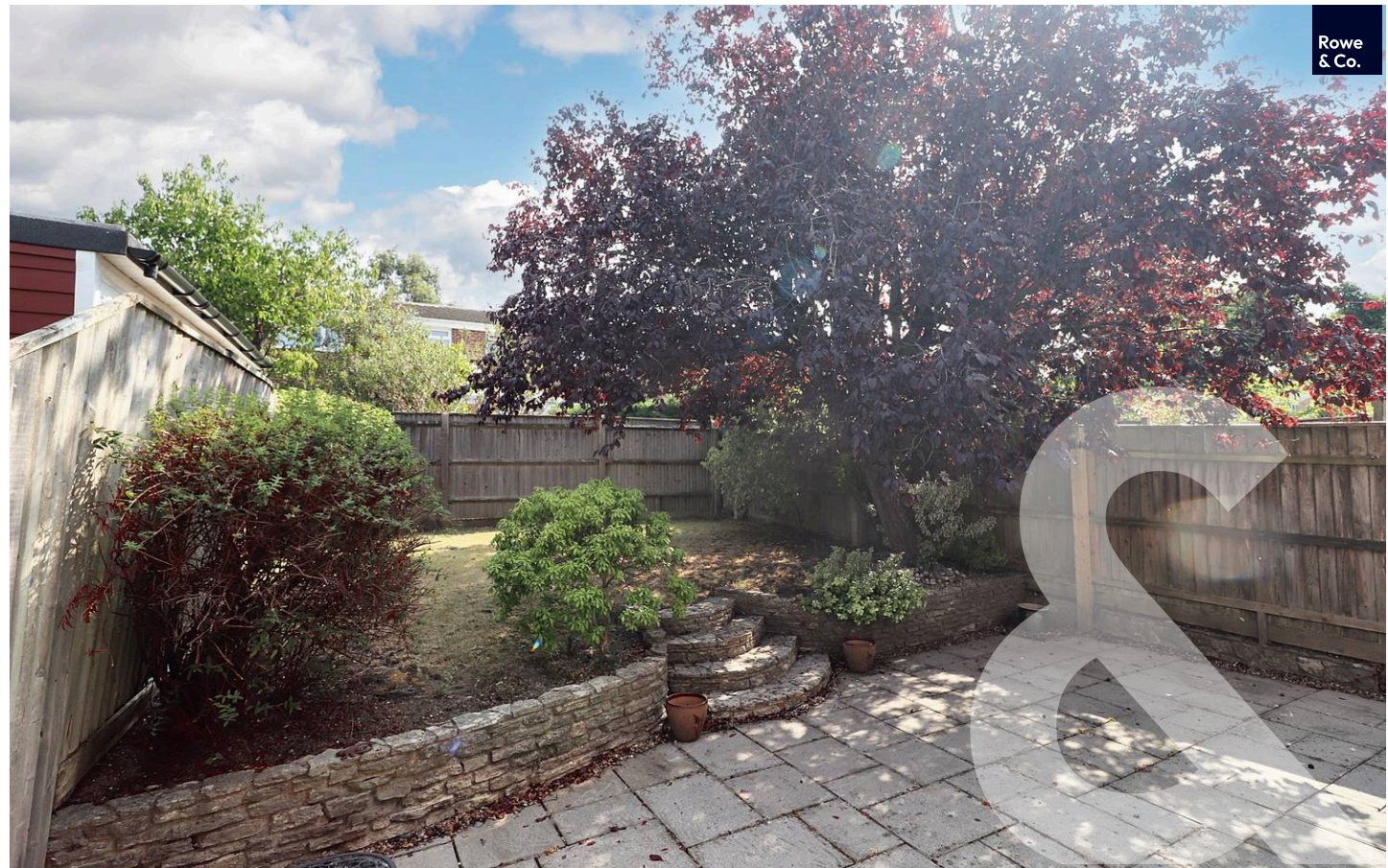
Upon entering the property, you are welcomed into an entrance porch which leads into the entrance hall, where stairs rise to the first floor. A particular highlight of the home is the impressive 25ft lounge/diner — a bright and spacious double-aspect room featuring a front-facing window, patio doors opening to the rear garden, and a charming feature fireplace.

The re-fitted kitchen offers a range of modern wall and base units with worktops over, space for appliances, and a rear-facing window. A side door provides additional access to the exterior.

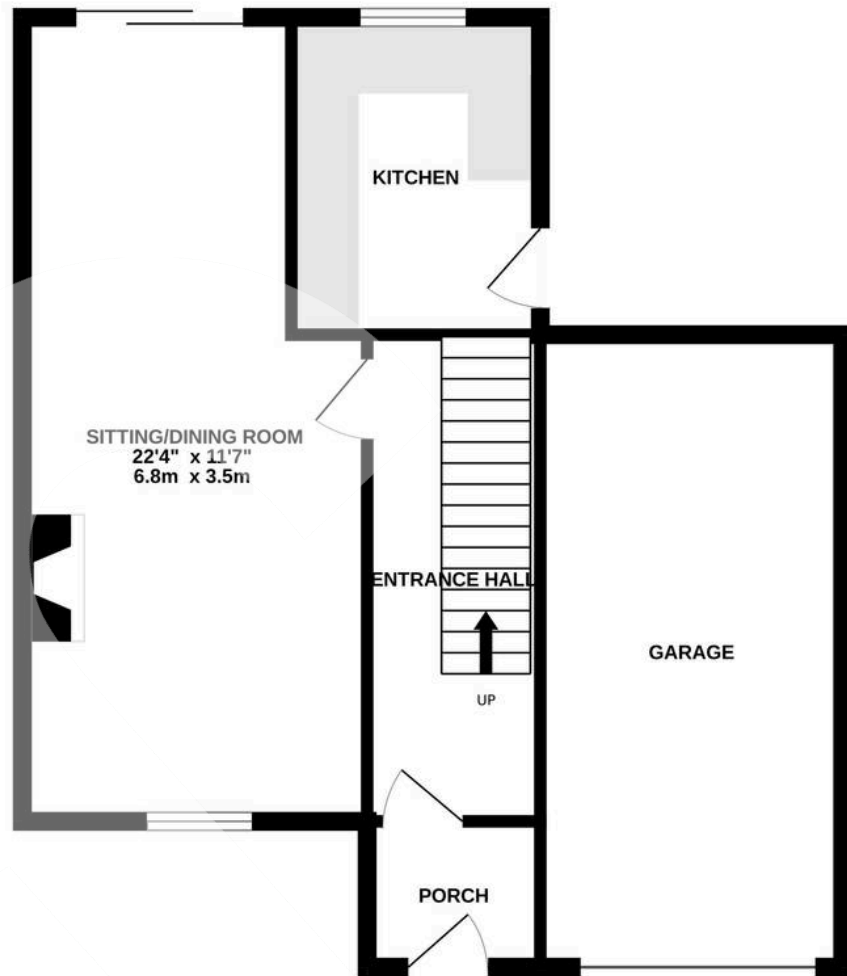
Upstairs, the landing includes a side-facing window and an airing cupboard, with doors leading to all bedrooms and the family bathroom. The master bedroom and bedroom three are located at the front of the property, while bedroom two enjoys views over the rear garden. The family bathroom is fitted with a panelled bath, separate shower cubicle, WC, and sink unit.

OUTSIDE

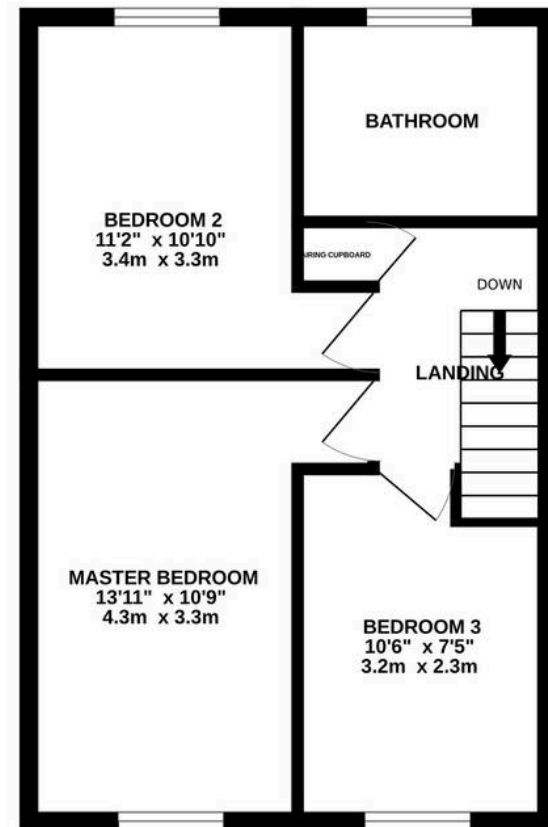
To the front, the property benefits from a low-maintenance garden and a driveway providing off-road parking, leading to a garage with an up-and-over door. A side gate offers pedestrian access to the rear garden, which is enclosed for privacy and predominantly laid to lawn, complemented by a paved patio area ideal for outdoor seating and entertaining.




GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



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Chandlers Ford,
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TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

