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FOR SALE

2 Pine Crescent, Chandler's Ford

Eastleigh

£550,000



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## 2 Pine Crescent

Chandler's Ford, Eastleigh

Offered with no forward chain, this spacious three/four-bedroom detached home is located on a sought-after road in the ever-popular Hiltbury area. Set on a generous and mature plot with a large frontage, the property offers excellent potential to modernise or extend (subject to the relevant planning permissions), making it an ideal opportunity for buyers looking to add their own stamp. The ground floor accommodation comprises an entrance hall, kitchen/dining room, shower room, and a bright lounge. There is also the potential for a fourth bedroom or study on this level. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Outside, the property features a large front garden, driveway parking, a garage, and a secluded rear garden, offering plenty of space for outdoor living and entertaining.

Chandler's Ford is a highly sought-after Hampshire town offering a wide range of amenities, including shops, restaurants, and traditional public houses, with several respected private schools also nearby. The town is ideally positioned for commuters and families alike, with Winchester just a 15-minute drive away and Southampton reachable in approximately 20 minutes—both cities offering extensive shopping, dining, and cultural facilities. Transport links are excellent, with easy access to the M3 and M27 motorways. Chandler's Ford railway station provides regular services to Winchester and Southampton, with London Waterloo accessible in approximately 57 minutes from Winchester and around 65 minutes from Southampton Parkway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





## 2 Pine Crescent

### Chandler's Ford, Eastleigh

#### Inside

You enter the property into a welcoming entrance hall, with doors leading to all ground floor rooms and stairs to the first floor. To one side is the dining room, featuring a front-facing window; this room could also serve as a fourth bedroom if desired. Opposite is a shower room with a rear-facing window. The kitchen is positioned at the rear of the property, fitted with a range of wall and base units, and includes a window overlooking the garden along with a door providing access to the rear outdoor space. The lounge is a generously sized, dual-aspect room with windows to both the front and rear, allowing for plenty of natural light. Upstairs, there are three well-proportioned bedrooms, all served by a family bathroom.

#### Outside

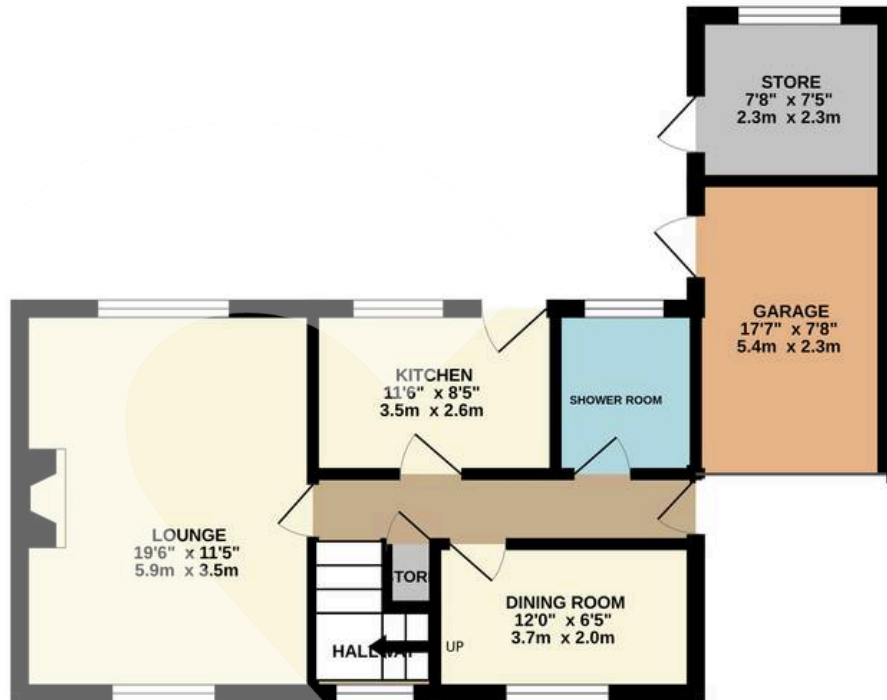
To the front of the property, there is a driveway providing access to the garage via an up-and-over door. The generous front garden is mainly laid to lawn and features a variety of mature shrubs and trees, creating an attractive first impression. A gated pedestrian pathway to one side offers convenient access to the rear of the property. The secluded rear garden boasts a spacious paved seating area, ideal for outdoor dining and entertaining. Additional features include a workshop and a wooden shed, providing ample storage or hobby space. The remainder of the garden is predominantly laid to lawn, complemented by a section of well-established shrubbery.

- No Forward Chain
- Popular Hiltingbury Location
- Three / Four Bedrooms
- Garage & Driveway

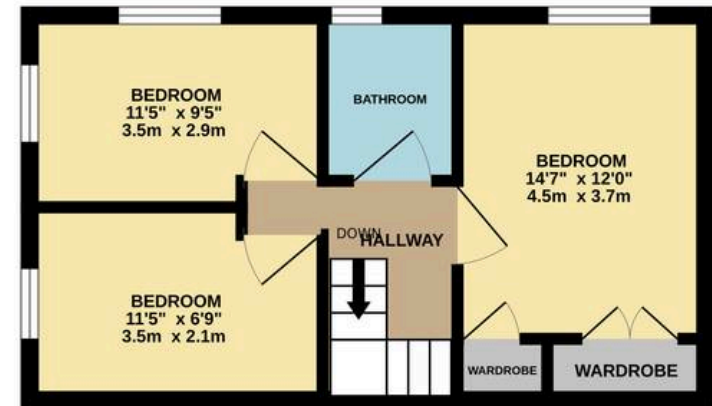





## GROUND FLOOR



## 1ST FLOOR



 1 Rufus Court, 103 Winchester Road  
Chandlers Ford,  
SO53 2GG

 02381 102221  
 [chandlersford@rowehomes.co.uk](mailto:chandlersford@rowehomes.co.uk)

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!)

