



10

10 Thornbury Wood, Chandler's Ford, SO53 5DQ

£625,000

Detached family home in a much coveted cul-de-sac location within the heart of Hiltingbury. The extended accommodation briefly comprises a generous 18' sitting room, adjoining 12' dining room, modern re-fitted kitchen, separate utility room, accompanied by a further reception room, which could be used as a ground floor bedroom with adjacent shower. The first floor boasts four well proportioned bedrooms which are served by the family bathroom with separate shower cubicle in addition to the separate WC. Externally, a single garage with parking to the fore can be found at the front of the property in addition to the fully enclosed rear garden.

ACCOMMODATION

Ground Floor

Front Door:

Leading to porch.

Inner Front Door:

Dining Hall:

17'10" (5.44m) In length, generous space to accommodate dining room table and chairs with Velux skylight window providing natural light.

Sitting Room:

18'1" x 12'6" (5.51m x 3.81m)

Dining Room:

11'3" x 10'10" (3.43m x 3.30m)

Kitchen:

13'10" x 9'6" (4.22m x 2.90m) Beautifully fitted kitchen with contemporary base and eyelevel units with contrasting granite work surfaces. A selection of integrated appliances, space for breakfast bar and stools.

Utility Room:

7'10" x 3'8" (2.39m x 1.12m) Space, plumbing and provision for a variety of kitchen appliances.

Reception Room/Bedroom 5:

14'6" x 13'4" (4.42m x 4.06m)

Shower Room:

9'1" x 4'4" (2.77m x 1.32m) Matching three-piece suite, comprising double tray shower cubicle, WC and matching hand basin.

First Floor

Landing:

Bedroom 1:

14'5" x 10'6" (4.39m x 3.20m)

Bedroom 2:

10'6" x 9'10" (3.20m x 3.00m) Built in wardrobe.

Bedroom 3:

10'6" x 8'10" (3.20m x 2.69m) Built in wardrobe.

Bedroom 4:

9' 2" x 7' (2.79m x 2.13m)

Family Bathroom:

6'10" x 5'6" (2.08m x 1.68m) Freestanding bath, matching wash hand basin, and enclosed shower cubicle. Tiled walls and towel radiator.

Seperate WC:

Wc

OUTSIDE

Front:

Front garden is mainly laid to lawn with a selection of mature shrubs, access to front door. Double with driveway, providing off road parking and leading to garage.

Rear Garden:

Fully enclosed rear garden with excellent degrees of privacy, area laid to lawn and patio area ideal for external dining.

Garage:

18' x 9' (5.49m x 2.74) Light, power, and up and over door.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1968

Approximate Area:

1910sqft/177.4sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

Wooden double glazed windows

Loft Space:

Partially boarded with ladder & light connected

Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

Secondary School:

Thornden Secondary School

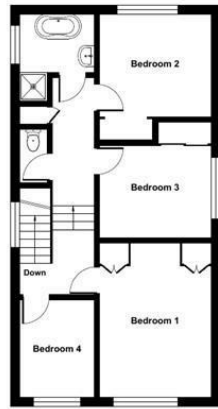
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band F

Ground Floor = 1106 sq ft / 102.7 sq m
 First Floor = 648 sq ft / 60.2 sq m
 Garage = 156 sq ft / 14.5 sq m
 Total = 1910 sq ft / 177.4 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Sparks Ellison. REF: 1061752

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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