

65 Barn Piece, Chandler's Ford, SO53 4HR

A substantial four bedroom detached family home benefiting from many notable attributes to include fitted wardrobes to four double bedrooms, two ensuite shower rooms and family bathroom to the first floor. On the ground floor is an impressive 27ft open plan kitchen/dining space, sitting room and two further reception rooms ideal for home working or play room/family room. In addition to this is a good size driveway leading to a 39'4" double length garage. The rear garden is larger than average measuring approximately 50ft in length. Barn Piece is conveniently placed for access to local woodland walks, Knightwood School, Knightwood Leisure Centre and shops and amenities in Pilgrims Close.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

Stairs to first floor.

Cloakroom:

Wash basin, w.c.

Sitting Room:

17'2" x 12' (5.23m x 3.66m) Fireplace with gas coal effect fire.

Kitchen/Dining Room:

 $27' \times 10'10" \times 10'$ (8.23m x 3.30m x 3.05m) The kitchen area is fitted with a range of units, electric double oven, gas hob with extractor hood over, space and plumbing for appliances. The dining area affords plenty of space for table and chairs, patio doors to rear garden, understairs cupboard.

Utility Room:

8'3" x 4'11" (2.51m x 1.50m) Space and plumbing for appliances, boiler, door to outside.

Family Room:

10'4" x 8' (3.15m x 2.44m)

Study

8'4" x 8'2" (2.54m x 2.49m)

FIRST FLOOR

Landing

Hatch to loft space, airing cupboard.

Bedroom 1

12'3" x 11'10" (3.73m x 3.61m) Built in wardrobes.

En-Suite:

Suite comprising double width shower cubicle, wash basin, w.c.

Bedroom 2:

11' x 8' (3.35m x 2.44m) Excluding useful entrance/door recess. Built in wardrobe.

En-suite

Suite comprising shower cubicle, wash basin, w.c.

Bedroom 3:

14'3" x 8' (4.34m x 2.44m) Built in wardrobe.

Bedroom 4:

12'6" x 8' (3.81m x 2.44m) Built in wardrobe.

Bathroom:

8'5" x 7'5" (2.57m x 2.26m) Suite comprising corner bath, wash basin with cupboard under, w.c.

OUTSIDE

Front:

To the front is a gravel and planted area with pathway to front door. To the side of the house is a good size driveway affording parking for several cars and side gate to rear garden.

Rear Garden:

Approximately 50' x 32'6". Adjoining the house is a patio leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing and walling.

Garage:

39'4" x 9'10" (11.99m x 3.00m) Light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1999

Approximate Area:

145.9sqm/1572sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Knightwood Primary School/St. Francis Primary School

Secondary School:

Thornden Secondary School

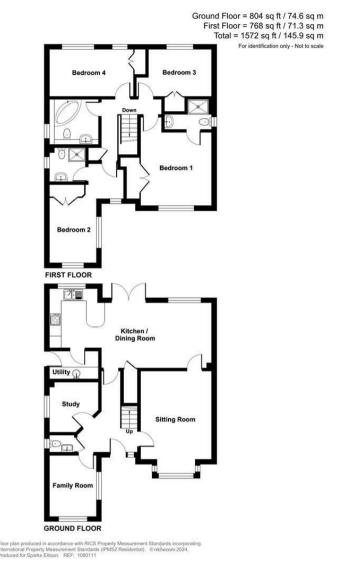
Council Tax:

Band F

Local Council:

Test Valley Borough Council - 01794 368000





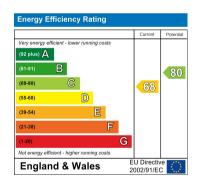


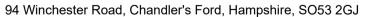












Sales: t: 02380 255333 e: property@sparksellison.co.uk Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute propertied by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.







