



sparks ellison

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

£625,000

A substantial four bedroom detached family home benefiting from many notable attributes to include fitted wardrobes to four double bedrooms, two en-suite 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' x 10'10" x 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



Ground Floor = 804 sq ft / 74.6 sq m
 First Floor = 768 sq ft / 71.3 sq m
 Total = 1572 sq ft / 145.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	68	
(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). © richiecom 2024. Produced for Sparks Ellison. REF: 1080111

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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