



# 23 Sandringham Close, Chandlers Ford, SO53 4LE

£620,000

A stunning four bedroom detached family home presented in exceptional order throughout benefiting from a host of wonderful attributes to include a beautiful re-fitted kitchen/breakfast room, orangery overlooking the rear garden, two re-fitted en-suites and family bathroom, three main reception rooms and four excellent size bedrooms all with fitted wardrobes. The delightful location affords an outlook over a recreation/wooded area and is within walking distance to woodland walks, Knightwood Leisure Centre, local schooling and a range of shops and amenities in Pilgrims Close.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall:

Stairs to first floor, oak floor, storage cupboard.

#### Sitting Room:

19'4" x 11'7" (5.89m x 3.53m) Feature fireplace, bay window, oak floor, internal glazed double doors leading to dining room.

#### Dining Room:

10'5" x 9'10" (3.18m x 3.00m) Oak floor, patio doors to the orangery.

#### Orangery:

11'7" x 10'2" (3.53m x 3.10m) Cavity brick wall constructed walls with UPVC windows and doors, pitched tiled roof, under floor heating with oak laminate floor, fitted blinds, double doors to rear garden.

#### Study:

8' x 5'2" (2.44m x 1.57m) Oak floor.

#### Kitchen/Breakfast Room:

16' x 8' (4.88m x 2.44m) Re-fitted comprehensive range of grey gloss units with integrated appliances to include electric oven, gas hob with extractor hood over, dishwasher, fridge/freezer and wine cooler, breakfast bar, tiled floor, door to outside.

#### Utility Room:

Range of cream gloss units, engineered wood floor, space and plumbing for appliances, boiler, door to storage room.

### FIRST FLOOR

#### Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

12' x 10'11" (3.66m x 3.33m) Built in double wardrobes and pleasant views towards a recreation/wooded area, air conditioning unit.

#### En-suite Shower Room:

5' x 5'10" (1.52m x 1.78m) Re-fitted white suite comprising shower cubicle, wash basin, w.c., tiled walls and floor, under floor heating.

#### Bedroom 2:

11'9" x 10'10" (3.58m x 3.30m) Built in double wardrobe, views towards a recreation/wooded area.

#### En-suite Shower Room:

6'9" x 4'9" (2.06m x 1.45m) White suite comprising enclosed shower cubicle, low level WC, wash hand basin, pebble effect floor.

#### Bedroom 3:

10'6" x 8'3" (3.20m x 2.51m) Built in double wardrobe.

#### Bedroom 4:

10' x 7'8" (3.05m x 2.34m) Built in double wardrobe.

#### Bathroom:

7'6" x 7'5" (2.29m x 2.26m) P shaped multi jet jacuzzi bath with enclosed integrated shower cubicle, WC, vanity wash hand basin with matching storage cupboard tiled walls and slate floor, under floor heating, extractor fan.

### OUTSIDE

#### Front:

Area laid to lawn with flower and shrub borders, pathway giving access to front door, driveway providing off road parking for two vehicles.

#### Rear Garden:

Approximately 39' x 33'. Fully enclosed rear garden with gated side pedestrian access, mainly laid to lawn with block paved patio area ideal for external dining, outside lighting, outside tap.

#### Storage Room:

The front section of the former garage with electric roller door.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1990

#### Approximate Area:

146.6sqm/1580sqft (Including garage)

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Loft Space:

Fully boarded with ladder and light connected

#### Infant/Junior School:

Knightwood Primary School/St. Francis Primary School

#### Secondary School:

Toynbee Secondary School

#### Local Council:

Test Valley Borough Council - 01264 368000

#### Council Tax:

Band E



Ground Floor = 822 sq ft / 76.3 sq m  
 First Floor = 706 sq ft / 65.5 sq m  
 Garage = 52 sq ft / 4.8 sq m  
 Total = 1580 sq ft / 146.6 sq m  
 For identification only - Not to scale

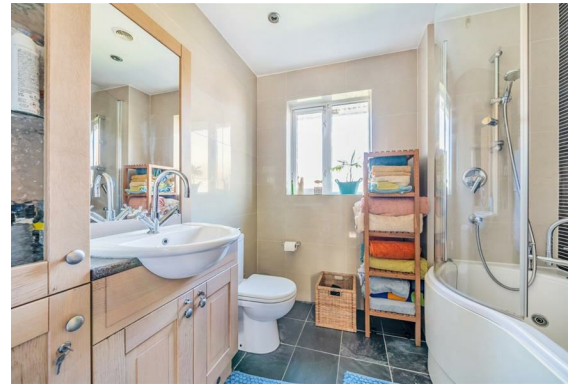


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Sparks Ellison. REF: 1089753



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

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