



sparks ellison

25 Wychwood Grove, Chandlers Ford, SO53 1FQ

£650,000

A fabulous four bedroom detached family home nestled in a quiet cul-de-sac within the heart of Hiltingbury and within walking distance to the local Thornden Secondary School, Merdon Junior School, bus services to Southampton and Winchester, the centre of Chandler's Ford and Hiltingbury Lakes. The property affords particularly spacious well proportioned accommodation which consists of four good size bedrooms to the first floor and modern bathroom. On the ground floor is an impressive 22ft entrance hall, 20'1" x 14'2" sitting room, study, separate dining room leading to a conservatory, 21' kitchen/breakfast room, utility room and ground floor shower room. The property affords a good size frontage with plenty of parking to the front, with a rear garden measuring approximately 50' x 43'. The property also benefits from a double garage and overall totals approximately 2092sqft.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

22' x 5'10" (6.71m x 1.78m) Built in storage cupboard, stairs to first floor with large walk in cupboard under.

Sitting Room:

20'1" x 14'2" (6.12m x 4.32m) Fireplace surround and hearth with inset coal effect gas fire, double doors to front garden.

Dining Room:

12'4" x 9'5" (3.76m x 2.87m) Double doors to conservatory.

Conservatory:

8'6" x 8'4" (2.59m x 2.54m) Radiator, double doors to rear garden.

Study:

7'10" x 7'6" (2.39m x 2.29m)

Kitchen/Breakfast Room:

21' x 10'3" (6.40m x 3.12m) A comprehensive range of fitted units, integrated oven and gas hob with fitted extractor hood over, integrated dishwasher, space for table and chairs, tiled floor.

Utility Room:

8'1" x 7'7" (2.46m x 2.31m) Space and plumbing for appliances, tiled floor, door to rear garden.

Shower Room:

7'6" x 4'9" (2.29m x 1.45m) Modern white suite comprising full width shower with glazed screen, wash basin with cupboard under, w.c., tiled floor.

FIRST FLOOR

Landing:

Hatch to loft space.

Bedroom 1:

12'3" x 10'9" (3.73m x 3.28m) Measurement up to two built in wardrobes.

Bedroom 2:

12'4" x 10'3" (3.76m x 3.12m) Airing cupboard.

Bedroom 3:

12'5" x 9'5" (3.78m x 2.87m)

Bedroom 4:

11' x 9' (3.35m x 2.74m)

Bathroom:

9'2" x 5'10" (2.79m x 1.78m) Modern white suite with chrome fittings comprising P shaped bath with shower unit over and glazed screen, wash basin with cupboard under, w.c., tiled floor.

OUTSIDE

Front:

To the front and side of the garage is a large driveway affording parking for several vehicles with a five bar gate leading to a further area of driveway and parking. Adjacent area laid to lawn and paved patio. Access via the side of the property to the rear garden.

Rear Garden:

Approximately 50' x 43'. The rear garden is mainly laid to lawn with paved patio area, outside tap, enclosed by hedging and fencing.

Double Garage:

18' x 17'3" (5.49m x 5.26m) Light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1973

Approximate Area:

194.3sqm/2092sqft (Including garage)

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/Primary School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band F

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 1103 sq ft / 102.4 sq m (excludes carport)
 First Floor = 677 sq ft / 62.9 sq m
 Garage = 312 sq ft / 29 sq m
 Total = 2092 sq ft / 194.3 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		76
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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