



# 109 Bournemouth Road, Chandler's Ford, SO53 3AE

£750,000

An elegant 1950's character house presented in excellent condition throughout totalling approximately 2198sqft. The property is currently arranged with the main house affording three bedrooms to the first floor and re-fitted shower room and on the ground floor a spacious entrance hall leading to a stunning open plan kitchen/dining/living space and in addition to this a sitting room with bay window, study, ground floor bedroom with en-suite shower room and cloakroom. The adjoining annexe affords a 32' open plan living room/kitchen on the ground floor together with a 17'6" bedroom and en-suite shower room on the first floor (stairlift installed at present). The property is located on a service road set back from Bournemouth Road and affords a wonderful frontage affording off street parking for several vehicles. The rear garden measures approximately 78' x 49' and enjoys a full width composite deck, lawned areas, planted borders and summer house with outside entertaining area. The accommodation would undoubtedly suit multi-generational living but could also be amended to form one main house.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

15'3" x 7'3" (4.65m x 2.21m) Stairs to first floor with cupboard under, cupboard housing space and plumbing for washing machine with stacked dryer space.

#### Sitting Room:

15'2" x 12'6" (4.62m x 3.81m) Into bay window, bi-fold doors to kitchen/dining/living space.

#### Kitchen/Dining/Living Room:

22" x 20' (6.76m x 6.10m) The kitchen area is fitted with a comprehensive range of modern white gloss units and generous island unit, electric oven, electric microwave/combo oven, electric hob with extractor hood over, integrated dishwasher, wine cooler, sink unit with waste disposal unit, mixer tap and further adjacent hot water tap, cupboard housing boiler. The remainder of the room provides ample space for sofas and table and chairs, with bi-fold doors to rear garden, three Velux windows.

### Inner Hall:

#### Study:

11'2" x 8'7" (3.40m x 2.62m) Part vaulted ceiling, built in shelved cupboard, comprehensive range of fitted furniture to include two desk areas, drawer units and shelving.

#### Bedroom 4:

13'1" x 9'1" (3.99m x 2.77m) Double doors to rear garden.

#### En-Suite Shower Room:

White suite comprising shower cubicle with glazed screen, wc with sink unit over, tiled walls.

#### Cloakroom:

White suite comprising wash basin, wc.

### First Floor

#### Landing:

Hatch to loft space.

#### Bedroom 1:

15'6" x 12'6" (4.72m x 3.81m) Into bay window with feature free standing bath.

#### Bedroom 2:

12'8" x 11'4" (3.86m x 3.45m)

#### Bedroom 3:

7'4" x 7'3" (2.24m x 2.21m)

#### Shower Room:

8'10" x 8'4" (2.69m x 2.54m) Modern white suite with chrome fittings comprising double width walk in shower cubicle with glazed screen, two wash basins, wc, tiled walls, storage cupboard.

### Annexe

#### Entrance Hall:

Stairs to first floor.

#### Living Room/Kitchen:

32' x 11'9" x 8'6" (9.75m x 3.58m x 2.59m) The kitchen area is fitted with a range of white gloss units, electric oven, gas hob with extractor hood over, space and plumbing for appliances, boiler, built in storage cupboard, open plan to living area with space for sofas and double doors to rear garden, two Velux windows.

#### Cloakroom:

White suite comprising wash basin and wc.

### First Floor:

#### Bedroom:

17'6" x 8'9" (5.33m x 2.67m) Built in wardrobe and storage cupboard, storage recess.

#### En-Suite Shower Room:

11'2" x 4'6" (3.40m x 1.37m) White suite with chrome fittings comprising full width walk in shower area with glazed screen, two wash basins, wc, tiled walls.

## OUTSIDE

### Front:

To the front of the property is attractive landscaping to incorporate two parking spaces, gravelled areas and planted trees with path to front door. There is a large gravelled area across from the house enclosed by hedging and fencing providing parking for several vehicles.

### Rear Garden:

Approximately 78' x 49' adjoining the rear of the property is a full width composite deck leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing. Hot tub, summer house with adjacent covered entertaining area, two garden sheds.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

Circa 1950

### Approximate Area:

2198sqft/204.1sqm (Including annexe)

### Sellers Position:

Found property to purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing (two aluminium double glazed windows)

### Loft Space:

Mostly boarded with ladder and light connected (please note that the current owners have plans drawn up to convert the loft space into two bedrooms and two en-suite shower rooms. Regulations required).

### Infant/Junior School:

Nightingale Primary School

### Secondary School:

Crestwood Community School

### Local Council:

Eastleigh Borough Council - 02380 688000

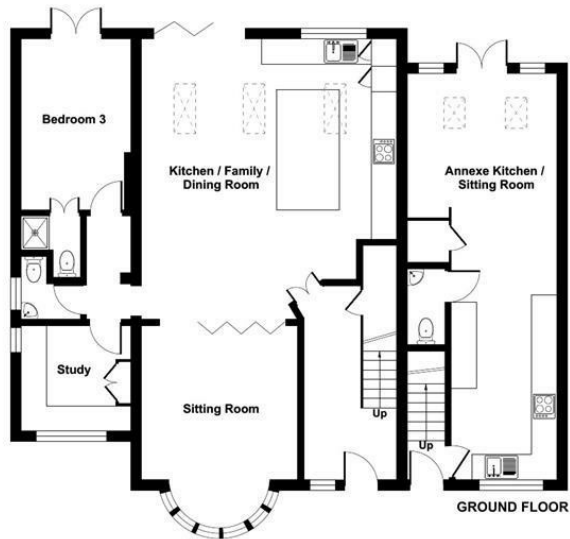
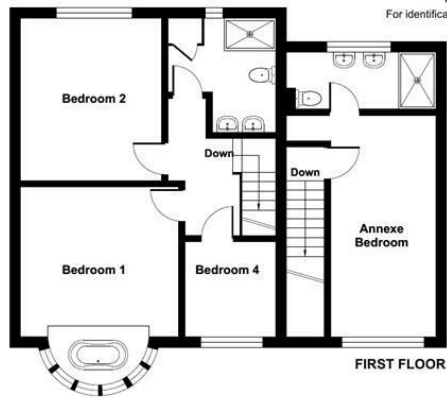
### Council Tax:

Band F





Ground Floor = 1021 sq ft / 94.8 sq m  
 First Floor = 531 sq ft / 49.3 sq m  
 Annexe = 646 sq ft / 60 sq m  
 Total = 2198 sq ft / 204.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		75	84
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1095071

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