



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

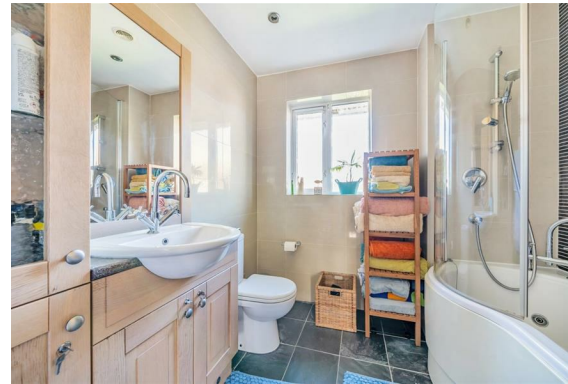


FIRST FLOOR



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) A			86
(81-91) B		76	
(69-80) C			
(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	

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