



10 Merdon Close, Chandler's Ford, SO53 1EF

£995,000

A magnificent five bedroom detached family home affording exceptionally spacious, well proportioned rooms that extend to approximately 2889sqft, to include the adjoining double garage. The property is presented to an exceptionally high standard throughout and occupies a most attractive plot of approximately 0.32 of an acre with an open plan area of lawn to the left hand side measuring approximately 70' x 58'. This stunning home benefits from a considerable number of special attributes such as the impressive main bedroom suite, modern re-fitted kitchen/dining room, 22' sitting room, two further reception rooms and utility room. The property is situated in the heart of Hiltingbury, in a leafy convenient location within walking distance to the centre of Chandlers Ford, Hiltingbury lakes and local schools to include Thornden.

ACCOMMODATION

Ground Floor:

Open Porch:

Front door to reception hall.

Reception Hall:

Stairs to first floor with cupboard under.

Cloakroom:

White suite with chrome fitments comprising wash basin with cupboard under, WC.

Sitting Room:

22' x 13'4" (6.71m x 4.06m) A triple aspect room with patio doors to rear garden, fireplace.

Dining Room:

12'8" x 12' (3.86m x 3.66m)

Kitchen/Breakfast Room:

24'3" x 12' (7.39m x 3.66m) A re-fitted comprehensive range of modern contemporary style units with stainless steel furniture, Range electric oven and gas hob with extractor hood over, integrated fridge, central island unit with breakfast bar for four stools, sink unit, dishwasher, larder cupboard, space for table and chairs and sofa, double doors to rear garden.

Utility Room:

13' x 9' (3.96m x 2.74m) Storage cupboards, space and plumbing for various appliances, cupboard housing boiler, door to garage, door to rear garden.

First Floor

Landing:

Airing cupboard

Bedroom 1:

20'4" x 17' (6.20m x 5.18m) (Into range of wall to wall fitted wardrobes with dividing wall creating a dressing area), dual aspect windows.

En-Suite:

9'6" x 7'8" (2.90m x 2.34m) Modern white suite with chrome fitments comprising bath, separate shower cubicle with glazed screen, wash hand basin with cupboard under, WC, tiled walls.

Bedroom 2:

12'8 x 12' (3.86m x 3.66m) Two built in wardrobes.

Bedroom 3:

12'4" x 12' (3.76m x 3.66m) Two built in wardrobes.

Bedroom 4:

11'5" x 9'7" (3.48m x 2.92m) Built in wardrobe.

Bedroom 5:

10'5" x 8'4" (3.18m x 2.54m) Two built in wardrobes.

Bathroom:

10'4" x 8'10" (3.15m x 2.69m) Into separate shower cubicle with fitted shower, bath, wash basin with cupboard under, WC, door to airing cupboard

Shower Room:

White suite with chrome fitments comprising shower cubicle, wash basin with cupboard under, WC.

OUTSIDE

Front:

The gardens to the property extend to approximately 0.32 of an acre and represent an attractive feature of the property surrounding it on all four sides. To the front is a brick paved driveway affording off street parking with adjacent lawned and planted areas. To the right hand side of the property are an abundance of mature shrubs and fencing which create good screening leading round to the rear of the house, garden shed.

Rear Garden:

At the rear of the house is a paved terrace and further planted borders enclosed by fencing. To the left hand side is a large open space measuring approximately 70' x 58' comprising mainly of a large level lawn enclosed by planted borders and fencing.

Double Garage:

20'9" x 17'6" (6.32m x 5.33m) Light and power, storage cupboard.

OTHER INFORMATION**Tenure:**

Freehold

Approximate Age:

Original age of house 1971

Approximate Area:

2889sqft/2682sqm (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed

Loft Spaxe

Partially boarded with ladder and light connected

Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

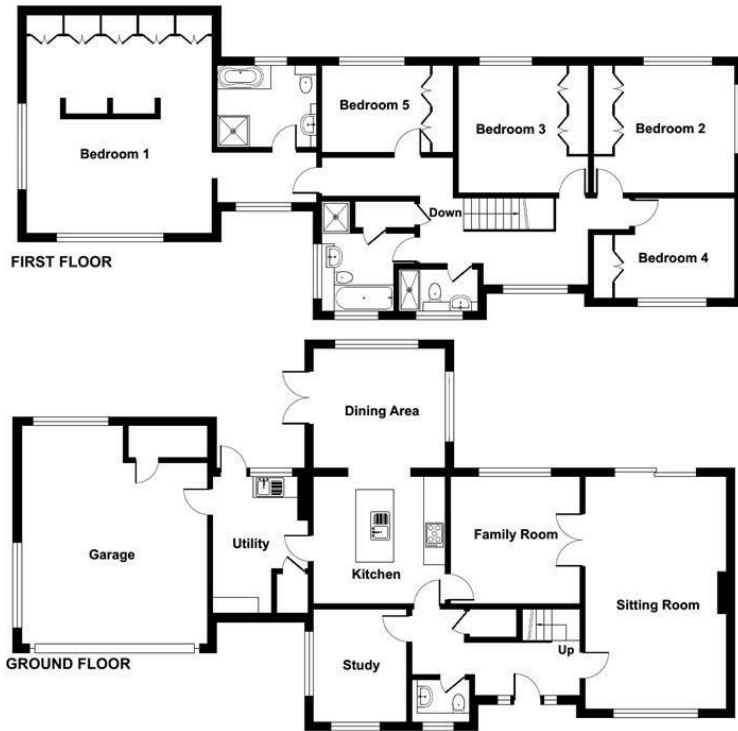
Council Tax:

Band G





Ground Floor = 1148 sq ft / 106.6 sq m
 First Floor = 1374 sq ft / 127.6 sq m
 Garage = 367 sq ft / 34sq m
 Total = 2889 sq ft / 268.2 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			
(69-80) C			
(55-68) D		65	76
(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). © richcom 2023. Produced for Sparks Ellison. REF: 993002

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