



1 Beechwood Close, Chandler's Ford, SO53 5PB

£635,000

A four bedroom detached chalet style home offering flexible accommodation and offered for sale with no forward chain. The property provides two first floor bedrooms sharing a bathroom with two further ground floor bedrooms along with a 35' sitting/dining/family room, kitchen and cloakroom. Externally there is a stunning 83' mature rear garden along with an attractive. good size frontage providing ample off road parking leading to a 26'6" garage. Beechwood Close is a popular cul de sac situated within catchment for Hiltingbury and Thornden Schools.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Stairs to first floor, fitted storage cupboard/

Cloakroom:

10'5" x 3' (3.18m x 0.91m) Comprising wash hand basin, wc.

Sitting/Dining/Family Room:

35' x 11'10" (10.67m x 3.61m) Brick built fireplace surround and tiled hearth with fitted electric fire.

Kitchen:

14' x 8'1" (4.27m x 2.46m) Built in oven, built in electric hob, integrated extractor hood, space and plumbing for slimline dishwasher, boiler in cupboard,.

Lean To:

Plumbing for washing machine, ventilation for tumble dryer, door to garage.

Bedroom:

10'4" x 9'4" (3.15m x 2.84m)

Bedroom:

14'5" into bay x 12'1" including wardrobe depth (4.39m x 3.68m) Fitted wardrobes along one wall.

FIRST FLOOR:

Landing:

Bedroom:

13'3" x 7'8" (4.04m x 2.34m) Built in storage cupboard, access to eaves.

Bedroom:

13'3" x 8'7" (4.04m x 2.62m) Built in wardrobe, access to eaves.

Bathroom:

10'3" x 5'7" (3.12m x 1.70m) Comprising bath with shower over, wash hand basin, wc, electric underfloor heating.

OUTSIDE:

Front:

Area laid to lawn, variety of mature, plants and shrubs, planted beds, block paved driveway providing off road parking, outside tap.

Rear Garden:

Measures approximately 83' x 31'. A real feature of the property. A stunning, enclosed garden with a variety of mature, plants, bushes, shrubs and trees, block paved patio, area laid to lawn, summer house.

Garage:

26'6" x 12'2" (8.08m x 3.71m) (Measured at mid point)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1950's

Approximate Area:

1690sqft/156.8sqm (Including garage and limited use areas)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

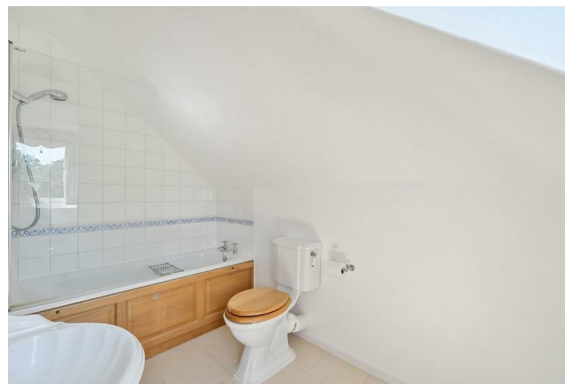
Local Council:

Test Valley Borough Council - 01264 368000

Council Tax:

Band F

Ground Floor = 968 sq ft / 89.9 sq m
 First Floor = 382 sq ft / 35.4 sq m
 Garage = 289 sq ft / 26.8 sq m
 Limited Use Area(s) = 51 sq ft / 4.7 sq m
 Total = 1690 sq ft / 156.8 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	55	74
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1174093

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



