



sparky ellison

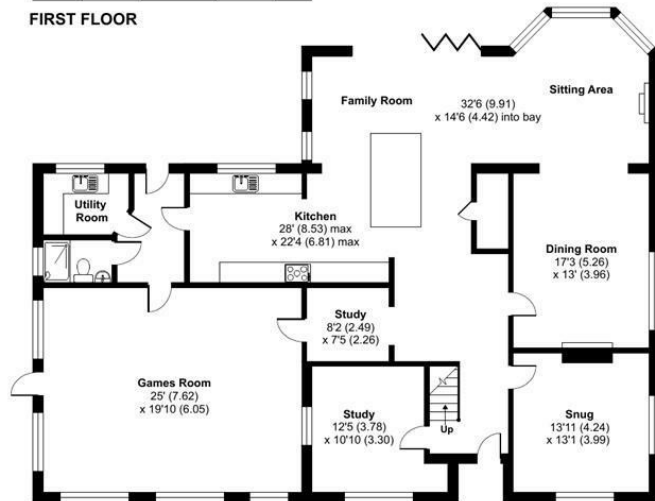
1 Grosvenor Road, Chandler's Ford, SO53 5BU

£1,200,000

A spectacular family home affording accommodation on a grand scale that totals just under 4000sqft perfectly balanced over two floors and offering a degree of versatility in how it is used. The property also lends itself to creating a self contained annexe and is well suited to multi generation living. This magnificent home is set within a plot of approximately 0.25 of an acre affording a pleasant southerly aspect to the rear. Grosvenor Road is located in the heart of Hiltingbury and within walking distance to Hiltingbury Lakes, Thornden School, shops and bus services to Southampton and Winchester. This captivating home is presented in fantastic condition throughout with the ground floor providing fashionable open plan living together with separate private spaces. Outside the property provides a driveway affording plenty of parking and to the rear a spacious deck and patio area ideal for outside entertaining leading onto a good sized level lawn.

ACCOMMODATION	Bedroom 5: 11'4" x 11' (3.45m x 3.35m)
Ground Floor	Bathroom: Modern white suite with chrome fitments comprising bath with mixer tap and shower attachment, double width shower cubicle, wash basin with cupboard under, wc, tiled floor, hatch to loft space.
Reception Hall: Stairs to first floor.	OUTSIDE The total plot extends to approximately 0.25 of an acre.
Snug: 13'11" x 13'1" (4.24m x 3.99m) Electric fire.	Front: To the front of the property is a block paved driveway affording parking for several vehicles with adjacent tiered planted area with mature shrubs, side access to rear garden.
Study: 12'5" x 10'10" (3.78m x 3.30)	Rear Garden: The rear garden measures approximately 82' x 75' and enjoys a southerly aspect. Adjoining the house is a large decked area and pergola leading onto a patio ideal for outside entertaining, steps lead down to a good sized level lawn, further deck and sleeper edging, side double gates affording vehicular access.
Dining Room: 17'3" x 13' (5.26m x 3.96m) Fireplace with gas coal effect fire.	OTHER INFORMATION
Family Room: 32'6" x 14'6" (9.91m x 4.42m) Fireplace, bay window, bi-fold doors to rear garden, two skylight windows, space for sofas.	Tenure: Freehold
Kitchen: 28' x 22'4" (8.53m x 6.81m) The kitchen area is fitted with a modern range of comprehensive shaker style contrasting gloss units, range style oven and hob with extractor hood over, integrated dishwasher, island unit/breakfast bar, pantry.	Approximate Age: Originally 1950's extended in 2001 and 2015
Lobby: Door to rear garden.	Approximate Area: 3913sqft/363.5sqm
Shower Room: Modern white suite comprising double width shower cubicle, wash basin, wc, tiled floor.	Sellers Position: Looking for forward purchase
Utility Room: Range of units, space and plumbing for appliances.	Loft Space: 2 Lofts, one partially boarded
Games Room: 25' x 19'10" (7.62m x 6.05m) Sitting area, door to outside, boiler, study area.	Infant/Junior School: Chandlers Ford Infant School / Merton Junior School
First Floor	Secondary School: Thornden Secondary School
Landing: Double airing cupboard, hatch to loft space.	Local Council: Eastleigh Borough Council - 02380 688000
Bedroom 1: 20'3" x 13'4" (6.17 x 4.06m) Walk in wardrobe 11' x 6'6" (3.35m x 1.98).	Council Tax: Band E
En-Suite: Modern white suite comprising bath with mixer tap and shower attachment, sperate shower cubicle, wash basin with cupboard under, wc, tiled floor.	Agents Note: If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.
Bedroom 2: 16'1" x 10' (4.90m x 3.05m) Walk in wardrobe.	
Bedroom 3: 14'10" x 10'10" (4.52m x 3.30m) Dual aspect windows.	
Bedroom 4: 13'6" x 10'8" (4.11m x 3.25m) Dual aspect windows.	

Approximate Area = 3913 sq ft / 363.5 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024.
Produced for Sparks Ellison. REF: 1190019



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	EU Directive 2002/91/EC	

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