



sparks ellison  
For Sale



# 1 The Deanery, Chandler's Ford, SO53 1TL

£475,000

A three bedroom detached home situated on the popular North Millers Dale development which itself benefits from a gastro pub, woodland walks through Flexford nature reserve and falls within the catchment for the popular Hiltingbury and Thornden Schools. On the ground floor the property affords a central hallway leading to the triple aspect sitting room and kitchen/dining room with double doors to rear garden and on the first floor, three bedrooms and family bathroom. To the side of the property is a driveway leading to the single detached garage and to the rear a delightful garden measuring approximately 51' x 38' affording a pleasant southerly aspect.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Stairs to first floor with cupboard under.

#### Cloakroom:

Wash basin with cupboard under, wc, tiled floor.

#### Sitting Room:

19'4" x 11' (5.89m x 3.35m) Feature gas fireplace, double doors to rear garden, triple aspect windows.

#### Kitchen/Dining Room:

16'3" x 9'10" (4.95m x 3.00m) Range of units, electric oven and gas hob with extractor hood over, integrated dishwasher, space for fridge/freezer, space for table and chairs, double doors to rear garden.

### First Floor

#### Landing:

Hatch to loft space, cupboard housing boiler.

#### Bedroom 1:

11' x 9'8" (3.35m x 2.95m) Two built in double wardrobes.

#### Bedroom 2:

10'2" x 9'11" (3.10m x 3.02m)

#### Bedroom 3:

11' x 7' (3.35m x 2.13m)

#### Bathroom:

9'9" x 5'8" (2.97m x 1.73m) White suite comprising P shaped bath with shower over, wash basin with cupboard under, wc, tiled walls.

## OUTSIDE

### Front:

To the front of the property is a good sized lawned area with planted borders and pathway to front door. To the side is a block paved driveway leading to the garage, side gate and path to rear garden.

### Rear Garden:

A particularly attractive feature of the property measuring approximately 51' x 38' enjoying a pleasant southerly aspect. Patio area, lawned area enclosed by well stocked borders and hedging.

### Workshop:

10'5" x 8'4" (3.18m x 2.54m) light and power, door to rear garden.

### Storage Room:

8'7" x 6'5" (2.62m x 1.96m) Space and plumbing for washing machine, light and power (please note that the workshop and the storage room have been created from the original garage).

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

Constructed Circa 1980

### Approximate Area:

88.2sqm/950sqft

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded with light connected

### infant/Junior School:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden Secondary School

### Local Council:

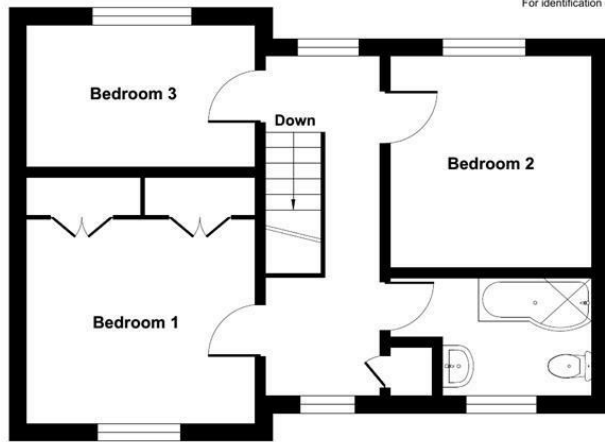
Eastleigh Borough Council - 02380 688000

### Council Tax:

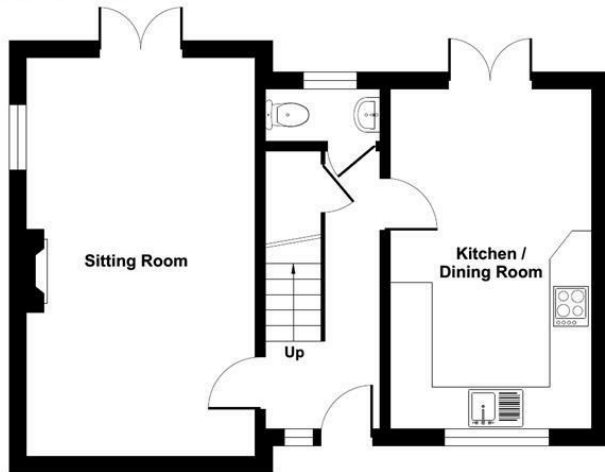
Band D



Ground Floor = 475 sq ft / 44.1 sq m  
 First Floor = 475 sq ft / 44.1 sq m  
 Total = 950 sq ft / 88.2 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 86        |
| (81-91) B                                   |  | 73                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| 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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Sparks Ellison. REF: 1217070

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