



sparky ellison



5 Western Road, Chandler's Ford, SO53 5DL

£850,000

A substantial detached family home arranged over three floors and offering fantastic accommodation to suit a variety of living requirements. The ground floor boasts three reception rooms along with a kitchen/breakfast room and utility room. The first floor provides five bedrooms and three bathrooms with the second floor benefiting from three further rooms that could be utilised for a number of different purposes. Externally, there is a screened frontage providing off road parking and leading to the double garage whilst to the rear is an enclosed 61' x 43' garden. The property is offered for sale with no forward chain and sits within catchment for Thornden School.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

**Entrance Hall:**  
Stairs to first floor, under stairs storage cupboard.

**Cloakroom:**  
6' x 3' (1.83m x 0.91m) Comprising wash hand basin, wc.

**Sitting Room:**  
15'6" x 12'9" (4.72m x 3.89m)

**Dining Room:**  
13'9" x 10'8" (4.19m x 3.25m)

**Study:**  
7'11" x 7'9" (2.41m x 2.36m)

**Kitchen/Breakfast Room:**  
10'10" x 9'8" (6.05m x 2.95m) Built in double oven, built in gas hob, fitted extractor hood, space for fridge/freezer, space and plumbing for dishwasher, space for table and chairs.

**Utility Room:**  
7'9" x 5'8" (2.36m x 1.73m) Space and plumbing for dishwasher, wall mounted boiler.

FIRST FLOOR

**Landing:**  
Stairs to second floor, built in airing cupboard.

**Bedroom 1:**  
12'8" x 9'9" (3.86m x 2.97m)

**Dressing Area:**  
5'6" into wardrobes x 5'1" (1.68m x 1.55m) Recess for hanging.

**En Suite:**  
7'3" x 6'7" (2.21m x 2.01m) Comprising shower area, wash hand basin with cupboard under, wc, tiled walls, tiled floor.

**Bedroom 2:**  
17'4" x 10'4" (5.28m x 3.15m) Built in wardrobe, access to eaves.

**En Suite:**  
7'11" x 4'11" (2.41m x 1.50m) Comprising shower in cubicle, wash hand basin, wc.

**Bedroom 3:**  
10'8" x 9'9" plus entrance (3.25m x 2.97m) Built in double wardrobe.

**Bedroom 4:**  
10'10" x 9'9" (3.30m x 2.97m)

**Bedroom 5:**  
9'9" x 8'10" (2.97m x 2.69m)

**Bathroom:**  
7'11" x 5'11" (2.41m x 1.80m) Comprising spa bath, wash hand basin with cupboard under, wc, tiled floor.

SECOND FLOOR

**Family Room/Bedroom 6:**  
16'10" x 16'6" (5.13m x 5.03m) Access to eaves.

**Study/Bedroom 7:**  
16'10" x 10'9" (5.13m x 3.28m)

**Store Room:**  
9'1" x 5'9" (2.77m x 1.7m)

OUTSIDE

**Front:**  
Gravel driveway providing off road parking, area laid to lawn, side access to rear garden.

**Rear Garden:**

Measures approximately 61' x 43' and comprises paved patio area, area laid to lawn, mature bushes and trees, outside tap, garden shed.

**Garage:**

20'2" x 17'11" (6.15m x 5.46m) Twin electric doors, power and light, door to garden.

**OTHER INFORMATION****Tenure:**

Freehold

**Approximate Age:**

1997

**Approximate Area:**

2757sqft/256.1sqm (Including limited use areas and garage)

**Sellers Position:**

No forward chain

**Heating:**

Gas central heating

**Windows:**

UPVC double glazed windows

**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 F

**Agents Note:**

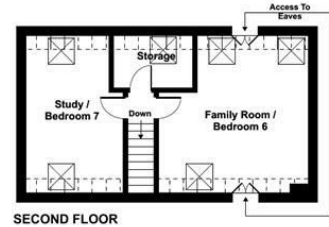
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Denotes restricted head height

Ground Floor = 882 sq ft / 81.9 sq m  
 First Floor = 982 sq ft / 91.2 sq m  
 Second Floor = 425 sq ft / 39.5 sq m  
 Garage = 326 sq ft / 30.3 sq m  
 Limited Use Area(s) = 142 sq ft / 13.2 sq m  
 Total = 2757 sq ft / 256.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sparks Ellison. REF: 1254580

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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